



SOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-98- 72

TITLE: Issuing an Order to Approve the Comprehensive Plan for Wireless Communications Facilities in the Pinelands

Commissioner Ashmun moves and Commissioner Kowalski seconds the motion that was then amended by motion of Commissioner Lee and seconded by Commissioner A to read as follows:

WHEREAS, the Pinelands Commission adopted amendments to the Comprehensive Management Plan in 1995 to permit local communications facilities to exceed the 35 foot height limitation set forth in N.J.A.C. 7:50-5.4, provided that a comprehensive plan is first prepared and approved by the Pinelands Commission; and

WHEREAS, Bell Atlantic Mobile, Comcast/Cellular One, and Nextel Communications, Inc. (hereinafter referred to as the Companies) submitted a cellular facilities plan in 1997 which the Executive Director found to be deficient; and

WHEREAS, the Companies requested that the Commission defer action on the 1997 plan while the Companies worked to cure the deficiencies and the Executive Director approved several extensions of the Commission's review period for that plan; and

WHEREAS, the Companies then submitted a revised plan titled "Comprehensive Plan for Wireless Communications Facilities in the Pinelands" (hereinafter referred to as the Plan) which the Executive Director deemed complete for purposes of review on June 2, 1998; and

WHEREAS, the Plan was reviewed by the public from June 12, 1998 through July 31, 1998, during which a public hearing was duly noticed and held; and

WHEREAS, the Commission's technical consultants reviewed the Plan and submitted a report of their findings to the Commission; and

WHEREAS, the Executive Director has reviewed the Plan and the Commission's technical consultants report; and

WHEREAS, the Executive Director has considered the oral and written comments received about the Plan; and

WHEREAS, the Executive Director has submitted an August 21, 1998 report of his findings to the Commission ; and

WHEREAS, the Executive Director has found that the Plan is consistent with N.J.A.C. 7:50-5.4(c)6, the standard which requires that a plan identify approximate locations, if the recommended procedure described in Section II.b.3 of his report is followed when final facility siting decisions are made; and

WHEREAS, the Executive Director has found that the Plan is consistent with the other standards of N.J.A.C. 7:50-5.4; and

WHEREAS, the Commission, based on advice of the Attorney General's office, does not concur with the Executive Director's report discussion entitled "plan amendments" on pages 19, 20 and 21 of the report with regard to the company's rights in Regional Growth Areas and Pinelands Towns; and

WHEREAS, the Commission has reviewed the Plan, the Executive Director's report, the Commission technical consultants' report and the other appendices to the Executive Director's report; and

WHEREAS, the Commission has duly considered all public comment on the Plan;

WHEREAS, the Commission finds that the Plan is consistent with the standards of N.J.A.C. 7:50-5.4 insofar as those standards apply to the preparation and approval of a comprehensive plan for local communications facilities; and

WHEREAS, the Commission expressly recognizes that approval of this Plan establishes a framework for siting facilities but does not serve to approve any specific development application to construct a communications facility and the Commission further recognizes that some of the pending development applications may have to be modified to be consistent with this Plan and to meet the site specific development requirements of N.J.A.C. 7:50-5.4; and

WHEREAS, the Commission also recognizes that this Plan may be amended pursuant to N.J.A.C. 7:50-5.4, that the Commission's approval of this Plan in no way endorses the Companies' discussion of their rights following plan approval and that the Executive Director shall advise the Commission of the need for amendments as specific conditions arise consistent with the advice of the Attorney General's office; and

WHEREAS, the Commission accepts the recommendation of the Executive Director to approve the Plan; and

WHEREAS, the Commission concludes that the recommended procedures contained in Section II.b.3. should be modified to read as follows:

1. For each site described in the Plan as further defined using the geographic coordinates prepared by the Commission staff, there will be a general presumption that a facility's final location will be within the area consistent with the service need for the facility and in conformity with other appropriate technical considerations, but in no case will that area extend beyond a five-mile radius. These locations are also subject to the specific siting concerns addressed in the Executive Director's Report.
2. Within that search area, consideration will first be given to locating the needed antenna on an existing, suitable structure within any management area if that structure does not require a change in mass or height that significantly alters its appearance.
3. Failing that, the use of other existing structures that may require a significant change in mass or height (if appropriate in view of the CMP's standards, including those related to visual impacts) or sites for a new structure within the search area will be evaluated. Only those structures or sites which meet the requirements of N.J.A.C. 7:50-5.4(c)4. and other applicable CMP standards will be selected. If that search area crosses the boundaries of the Pinelands Area or its management areas, the company will site the facility in accordance with the following list which identifies the areas from least to most restrictive in the following order of preference:
 - a. Outside the Pinelands;
 - b. Pinelands Regional Growth Areas, Pinelands Towns and the developed portions of Military and Federal Installation Areas;
 - c. Pinelands Rural Development Areas, Agricultural Production Areas, undeveloped portions of Military and Federal Installation Areas and Pinelands Villages other than those expressly identified in N.J.A.C. 7:50-5.4(c)6; and
 - d. Pinelands Preservation Area District, Special Agricultural Production Areas, Forest Areas and the Pinelands Villages expressly identified in N.J.A.C. 7:50-5.4(c)6, provided that the resulting site does not result in an increase in the number of new towers identified in the Plan for this management area group.
4. The company's feasibility assessment will need to include confirmation from other parties to this Plan who are slated to share the facility that the selected site meets their needs.
5. If no feasible structures or sites are found, the company should reexamine the surrounding facility network and propose an amendment to this Plan which conforms to CMP standards. Of course, the company retains its right to seek a waiver of strict compliance from the standards of the CMP, although the Executive Director notes that the tests will be difficult to meet.

NOW, THEREFORE, BE IT RESOLVED that:

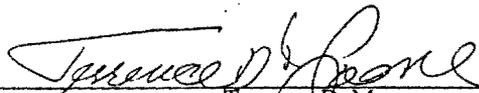
1. An order is hereby issued to approve the Comprehensive Plan for Wireless Communications Facilities in the Pinelands, dated March 12, 1998 and revised through June 2, 1998.
2. The Commission affirms the procedure set forth in Section II. b. 3. of the Executive Director's report as modified herein. This modified procedure will be followed to apply this Plan's general siting proposals to specific development applications in a manner consistent with Pinelands Comprehensive Management Plan requirements. The Commission does not concur with the report's discussion of the company's rights in Regional Growth Areas and Pinelands Towns entitled "plan amendments" on pages 19, 20 and 21 of the report.

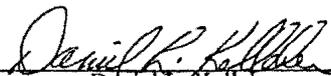
Record of Commission Votes

	AYE	NAY	NP	ABS		AYE	NAY	NP	ABS		AYE	NAY	NP	ABS
Ashmun		✓			Galletta			✓		Ontko		✓		
Avery	✓				Kowalski	✓				Pritchard	✓			
Brown	✓				Lee	✓				Tomasello	✓			
Darlington	✓				McIntosh	✓								
Ficcaglia			✓		Mounier	✓				Kelleher	✓			

Adopted at a meeting of the Pinelands Commission

Date: September 11, 1998


 Terrence D. Moore
 Executive Director


 Daniel L. Kelleher
 Chairman



State of New Jersey

THE PINELANDS COMMISSION

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CHRISTINE TODD WHITMAN
Governor

REPORT ON PROPOSED COMPREHENSIVE PLAN FOR WIRELESS COMMUNICATION FACILITIES

August 21, 1998

Michael J. Gross, Esq., and Warren Stilwell, Esq., on behalf of
Bell Atlantic Mobile, Comcast/Cellular One and
Nextel Communications
P.O. Box 190
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I. INTRODUCTION

a. **Background**

Since 1981, when the Pinelands Comprehensive Management Plan (CMP) went into effect, the construction of tall structures has been discouraged throughout much of the Pinelands Area. These regulatory limitations, which incorporated a 35-foot height limit in N.J.A.C. 7:50-5.4, were intended to prevent the littering of the Pinelands skyline with structures that significantly detract from the scenic qualities which federal and state Pinelands legislation called upon the Pinelands Commission to protect. There were, of course, exceptions to this requirement: certain structures were allowed to exceed 35 feet in height; and no restrictions were placed on height within the two most development-oriented Pinelands land management areas - Regional Growth Areas and Pinelands Towns.

However, in 1994, as the Pinelands Commission was nearing the end of its second full review of the CMP, representatives of the cellular telephone industry requested that the Commission take note of the growing need for portable telephone communications and the associated need for the placement of antennas higher than 35 feet in all parts of the Pinelands Area. To accommodate what it felt was a legitimate need, the Pinelands Commission in 1995 amended N.J.A.C. 7:50-5.4 to permit local communications facilities to exceed the 35-foot height limit if a comprehensive plan for the entire Pinelands is first prepared and approved by the Pinelands Commission. The regulations recognized that: local communications systems rely on a network of facilities to



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receive and transmit radio signals; the location of each cell within this network has an effect on the location of other cells; and a well designed and integrated network can avoid the proliferation of towers throughout the entire Pinelands Area, and, most importantly, in its most conservation-oriented areas. Once a comprehensive plan is approved, the regulations anticipate that site specific siting decisions will be made and that individual development applications will be submitted and evaluated against a series of site specific development standards. These regulations were adopted by the Commission in June 1995 and went into effect on August 21, 1995.

b. Appendices to this Report

There are several appendices to this report. A list of them follows:

- Appendix A - The cellular companies' proposed plan (hereinafter referred to as the Plan);
- Appendix B - The Commission's technical consultants' (Bruce Eisenstein, Ph.D., P.E., Moshe Kam, Ph.D. and P. M. Shankar, Ph.D.) review of the plan;
- Appendix C - Assistant Director Stokes' June 12, 1998 memorandum that distributed the Plan to Pinelands mayors and county officials. Two tables that were prepared by Commission staff are attached to that memorandum.
- Appendix D - Assistant Director Stokes' June 24, 1998 letter to the companies seeking clarification of two policy related matters and the companies' July 1, 1998 reply;
- Appendix E - Transcript of the public hearing; and
- Appendix F - Written comments on the Plan that were received during the public review process.

c. Submission of the Plan

On November 6, 1997, the Executive Director issued a report on a "Comprehensive Plan for Cellular Telephone Facilities," which had been deemed complete for purposes of Commission review earlier in 1997. The Pinelands Commission considered the Executive Director's recommendation for disapproval at its meeting of November 14, 1997. The applicants - Bell Atlantic Mobile (BAM), Comcast/Cellular One (Comcast) and Nextel Communications, Inc. (NEXTEL) - requested that the Commission not act on the plan at that meeting. Rather, they requested an extension of the period in which the Pinelands Commission was required to act; an extension was approved through January 16, 1998. This extension was to enable the applicants to meet with an ad hoc committee of the Commission and the staff to discuss in more detail the plan's deficiencies and ways to remedy them. The ad hoc committee, staff and applicant representatives met on November 26, 1997 and December 19, 1997. Follow-up meetings between the Commission's staff, the Commission's technical consultants and the companies' representatives were also scheduled and held over the course of the next few months to further discuss plan deficiencies and to review technical information regarding the need for various facilities. Several other requests to extend the plan review period were made by the applicants and approved by the Executive Director during this time.

As a result of those discussions, the applicants submitted a revised plan, which is now titled “Comprehensive Plan for Wireless Communications Facilities in the Pinelands” and dated March 12, 1998. Since this revised Plan supersedes in its entirety the 1997 plan submission, that earlier submission and the Executive Director’s November 6, 1997 report are not appended to this report.

On June 2, 1998, upon receipt of a revised map, a revised summary chart and two revised pages of narrative, the industry’s Plan was deemed complete for purposes of Commission review. A completeness determination in no way implies that a well documented and approvable plan has been submitted; rather, it is an acknowledgment that there is sufficient information upon which to begin the formal review process. It is also important to note that signaling information was submitted to the Commission’s technical consultants to aid them in their review of facility need and aerial photographs were submitted to, and reviewed by, the Commission’s staff to help determine if siting requirements for six proposed facilities could be met.

Subsequent to the completeness determination, a meeting was held with representatives of the company on June 23, 1998 to discuss two policy matters related to the Plan. Assistant Director Stokes then wrote to the companies on June 24, 1998 seeking formal written clarification of these matters. The companies responded by letter dated July 1, 1998. These letters are included in Appendix D.

A public hearing was duly advertised and held on July 9, 1998. The public comment period was initially set to end on July 17, 1998 but was extended through July 31, 1998. This extension and the public review process is more particularly described in Section III of this report. Relevant information obtained through the public review process has contributed to the Executive Director’s review of the proposed Plan.

d. Summary of Plan’s Facility Siting Proposals

The plan proposes 33 new cellular facilities (a location where one or more antennas is housed) in the Pinelands, 10 of which are to be located on existing structures. The remaining 23 new facilities are proposed to be developed as follows:

* 7 proposed facilities which **may be located on existing structures**; and

* 16 proposed facilities which are **unlikely** to be located on existing structures and which **will likely require the construction of new tower facilities**.

These are in addition to 23 existing facilities which the three companies already operate within the Pinelands and for which no changes are recommended.

This proposal is quite different than that presented in the 1997 plan. There are now a total of 33 facilities being proposed as compared to an estimated 35 facilities in the 1997 plan. Proposed

facility locations have also changed in an attempt to comport with CMP standards and, unlike the 1997 plan, many of the proposed facilities have been proposed in areas where they may be located on existing structures, thereby reducing the possible need for new towers in the Pinelands from 25 or 26 (as proposed in the 1997 plan) to as few as 16, or possibly even less. More information on these siting proposals and their consistency with Comprehensive Management Plan standards is presented in the following section.

II. CONFORMANCE WITH THE COMPREHENSIVE MANAGEMENT PLAN

a. Introduction

N.J.A.C. 7:50-5.4 contains the standards against which this Plan is to be judged. If these standards are met, the Commission must approve the plan. If the standards are not met, the Commission cannot approve the plan but may conditionally approve or disapprove it, depending on the extent and severity of the plan's deficiencies.

For purposes of review, the standards of N.J.A.C. 7:50-5.4 have been separated into ten criteria. A discussion of each and the plan's conformance to it follows. To aid in the staff's review of the plan, Bruce Eisenstein, Ph.D., P.E., Moshe Kam, Ph.D. and P. M. Shankar, Ph.D. were retained for their expertise in communications technology. Their review is appended to this report as Appendix B and is reflected, as appropriate, in the findings which follow. Furthermore, information which was elicited through the public review process is also reflected, as appropriate, in these findings.

b. Standards

- 1. The plan must be agreed to and submitted by all providers of the same type of service, where feasible. N.J.A.C. 7:50-5.4(c)6.** This requirement is intended to ensure that the greatest possible degree of coordinated planning occurs to minimize the number of new structures in the Pinelands Area. If less than all providers of the same type of service submit the plan, there must be evidence that participation and endorsement was sought from the other providers, along with a clear and reasonable explanation why full participation was not obtained.

The three applicants - Bell Atlantic Mobile (BAM), Comcast/Cellular One (Comcast) and Nextel Communications (NEXTEL) - state in their Plan that providers of like services are defined as those carriers providing fully duplexed voice and data service in the 800 MHz range. BAM and Comcast are the two federally licensed cellular providers for the Pinelands Area while NEXTEL is a Specialized Mobile Radio (SMR) provider. As such, the applicants maintain that they are the only providers in the Pinelands who meet this definition. Although the Executive Director's November 6, 1997 report questioned whether other SMR providers should be signatories to the plan, the Commission's technical consultants have reviewed the applicant's definition and agree with it. Since

there is no technical basis upon which to disagree with the definition set forth in this Plan and CMP regulations only require that it be jointly submitted by companies providing the “same type of service,” **the Executive Director concludes that this standard has been met.**

In making this finding, the Executive Director recognizes that other SMR providers may need to submit a separate plan, as may other wireless communication companies, which include pager services and personal communication services (PCS). Although one fully coordinated plan addressing all wireless needs would be preferable, that type of approach seems to be impractical because different wireless providers are at different stages of their network design and have different network design requirements. Moreover, it is not technically required by CMP regulations. Nevertheless, other wireless providers will be expected to minimize the number of new towers in the Pinelands by relying upon the cellular Plan’s facility proposals, wherever appropriate.

- 2. The plan must review alternate technologies that may become available for use in the near future. N.J.A.C. 7:50-5.4(c)6.** The purpose of this standard is to identify those other technologies which should at the very least be considered as the pending plan is reviewed.

The Plan briefly describes other technologies which may affect the cellular telephone industry and this Plan. It would have been helpful for the applicants to more fully describe them and their possible implications on this Plan, particularly on the number and location of facilities, but that is not required by the standard. The information is nevertheless helpful in evaluating the CMP standard requiring that new structures (e.g., towers) be designed to accommodate the needs of any other local communications provider. That matter is more fully discussed in subsection 9, below.

The Executive Director concludes that this standard has been met.

- 3. The plan must show the approximate location of all proposed facilities. N.J.A.C. 7:50-5.4(c)6.** In order to evaluate how well the plan meets other standards (such as those presented in subsections 5, 6 and 7 below) which are intended to minimize the number of new structures (e.g., towers) in the Pinelands Area, it is essential that there be a clear and unambiguous identification of all proposed facilities, including those which will utilize existing structures and those which will require new ones.

The Plan graphically presents the approximate location of all facilities on a map titled “Comprehensive Map of Cellular Facilities in the Pinelands Area.” Although the map is dated March 1998, a revised map was received on June 1, 1998 which illustrated a new location for Facility 55. The Plan also describes each proposed facility in narrative form (indicating whether it will or may or may not be located on an existing structure), the

municipality in which it is to be located and whether it will be located within what the companies refer to as “unrestricted,” “height restricted,” or “height and least number of structures restricted” areas. Commission staff also estimated the approximate geographic coordinates for the proposed facilities (Appendix C) so as to minimize future questions regarding the approximate locations proposed by the companies. These coordinates were distributed to the companies, local officials and interested parties and were publicized in the Commission’s WEB page to aid others in their review of the Plan. It should be noted at this point that the three companies have submitted various tower development applications over the years, some of which have yet to be approved or constructed. Only the applications listed below relate to the proposals in this Plan. If this Plan is approved, any other application will be considered to be effectively withdrawn from further consideration unless the applicant expressly requests that it be reactivated.

<u>Facility Number</u>	<u>Application Number</u>	<u>Type of Proposed Facility</u>
5	98-0304.01	New tower
7	80-0014.02	New tower
9	98-0272.01	New tower
12	88-1031.03	New tower
16	97-0528.01	New tower
20	87-1143.02	Antenna on existing structure
24	92-0901.01	Antenna on existing structure
25	83-9286.01	Antenna on existing structure
28	97-0726.01	Antenna on existing structure
30	81-0288.01	Antenna on existing structure
33	89-1045.02	Antenna on existing structure
41	81-0153.02	Antenna on existing structure
54	83-5650.02	Antenna on existing structure
56	83-6355.07	New tower

The Plan also references a five-mile radius around every proposed facility’s approximate location. Since this might raise a question as to how reliable the locations are, the Commission’s staff sought clarification of this reference from the companies and they have confirmed the Commission staff’s interpretation (Appendix D). To properly apply the CMP’s standards within the context of this Plan, if approved, the Executive Director

recommends that the following procedure be used when the companies seek to finalize these approximate locations.

1. Except as otherwise specifically noted in this report, there will be a general presumption that a facility's final location will be within the immediate area of the location proposed in this Plan, i.e., the Pinelands management area group and municipality described in the Plan as further defined using the geographic coordinates prepared by the Commission's staff. If it proves to be infeasible to site the facility on an existing, suitable structure (i.e., one that does not require a change in mass or height which significantly alters its appearance), the use of other existing structures or, as appropriate, eligible sites which meet the standards in N.J.A.C. 7:50-5.4(c)4 will be considered. The company's feasibility assessment will need to include confirmation from other parties to this Plan who are slated to share the facility that the selected site meets their needs.

2. If siting of the facility within the immediate area of the Plan location is infeasible, the company will broaden its search area consistent with the service need for the facility and in conformity with other appropriate technical considerations, but in no case will that area extend beyond a five-mile radius. This will require consultation with other parties to this Plan who are slated to share the facility to ensure that any new location meets their needs.

3. Within that broader search area, consideration will first be given to locating the needed antenna on an existing, suitable structure if that structure does not require a change in mass or height that significantly alters its appearance.

4. Failing that, the use of other existing structures that may require a significant change in mass or height (if appropriate in view of the CMP's standards, including those related to visual impacts) or sites for a new structure within the search area will be evaluated. Only those structures or sites which meet the requirements of N.J.A.C. 7:50-5.4(c)4. and other applicable CMP standards will be selected. If that broader search area crosses the boundaries of the Pinelands Area or its management areas, the company will seek to site the facility in the following order of preference:

- a. Outside the Pinelands;
- b. Pinelands Regional Growth Areas, Pinelands Towns and the developed portions of Military and Federal Installation Areas;
- c. Pinelands Rural Development Areas, Agricultural Production Areas, undeveloped portions of Military and Federal Installation Areas and Pinelands Villages other than those expressly identified in N.J.A.C. 7:50-5.4(c)6; and
- d. Pinelands Preservation Area District, Special Agricultural Production Areas, Forest Areas and the Pinelands Villages expressly identified in N.J.A.C. 7:50-5.4(c)6.

5. If no feasible structures or sites are found, the company should reexamine the surrounding facility network and propose an amendment to this Plan which conforms to

CMP standards. Of course, the company retains its right to seek a waiver of strict compliance from the standards of the CMP, although the Executive Director notes that the tests will be difficult to meet.

Taking into account the procedure which the Commission's staff will follow when applying this Plan and the relevant CMP standards to specific development applications, **the Executive Director can conclude that this standard has been met.**

4. **The plan must include five and ten year horizons. N.J.A.C. 7:50-5.4(c)6.** This standard is important insofar as the Commission, local governments and the public can rely on the plan as a blueprint of industry needs beyond the immediate future. This is not to imply that the plan cannot be amended if needs change - the CMP expressly recognizes this - but the network of facilities should be planned to meet anticipated needs over a ten year period.

The Plan's narrative description of each proposed facility identifies whether it is likely to be constructed within five or ten years. The Plan anticipates that 21 of the 33 proposed facilities (or 11 of the 16 facilities which are most likely to require the construction of new towers) might be built within the next five years. It is important to note, however, that these are projections which might change over time.

As pointed out in the report of the Commission's technical consultants (see Appendix B), there are portions of Route 47 in Cape May and Cumberland Counties, areas around the Routes 70/206 intersection and a stretch along Route 557 in Atlantic County in which cellular service may not be adequate, even considering this Plan's proposals. Although it is possible that the cellular providers may propose to improve service there within the ten-year period, it is the Commission's consultants' and the Executive Director's belief that the facilities along Route 47 and at the Routes 70/206 intersection need not be located within the Pinelands. If the companies later decide that improved service along other parts of Route 557 is warranted, they may propose an amendment to this Plan.

Since the Plan does include five and ten year horizons, **the Executive Director concludes that this standard has been met.**

5. **The plan must demonstrate that every facility proposed in the Pinelands Area is needed to provide adequate service. N.J.A.C. 7:50-5.4(c)1.** There are two important elements to this standard-the first is the purpose for the plan, which is to provide "adequate" service, and the second is that every proposed facility must be judged against that test.

- a. Adequate Service

The term adequate service is used in N.J.A.C. 7:50-5.4 three times. The simple reason was to leave no doubt that the goal for cellular telephone service in the Pinelands Area was to provide “adequate” service, not necessarily optimal, excellent or outstanding service. Specifically at N.J.A.C. 7:50-5.4(c)1, adequate service is described as that which “serves the local communication needs of the Pinelands, including those related to public health and safety.” It was recognized at the outset that this distinction could play an important role in determining both the number and location of cellular facilities in the Pinelands Area because the height and proximity of cells exerts a tremendous influence on the quality of service, particularly the capacity of the system to handle calls during peak periods.

To judge, as is required by this CMP standard, whether every facility proposed in the Pinelands is needed, an objective definition of adequate service is necessary. Without it, one cannot impartially evaluate need and justify a decision to include in or exclude from a plan a proposed facility.

The applicants address this matter in their Plan. They describe what are called “three widely recognized parameters” that are used in the industry to define service levels. These three parameters are (1) signal to interference ratio at audio, (2) dropped call rate and (3) blocked call rate. In presenting this information, the applicants describe but do not quantify the parameters and note their belief that the technical need for service is within the sole province of the Federal Communications Commission.

Although this lack of quantification does not, itself, yield an objective measure for defining service levels, the Executive Director does not consider this to be a fatal flaw in the Plan for two reasons. First, the Commission’s technical consultants quantified service levels (see Appendix B) and reviewed the proposed facilities on that basis. Second, the companies expressly acknowledge in their Plan that they must again demonstrate need if amendments to the Plan are proposed in the future.

b. Need for every facility in the Pinelands Area

The companies’ Plan describes the general need for each proposed facility, with the exception of Facility 41, as “coverage” or “coverage and capacity.” All but two facilities (numbers 18 and 19) satisfy coverage needs only. Both of the “coverage and capacity” facilities are located in Regional Growth Areas and may be located on existing structures.

The Commission’s technical consultants evaluated the need for every proposed facility, including those that were added since the 1997 plan and, when a question arose, reviewed detailed technical information on the equipment planned for use in the Pinelands and on signal levels expected from the planned sites. In some cases, the Commission’s consultants measured existing signal levels using their own cellular phone equipment. The Commission’s consultants have concluded that each of the 33 proposed facilities is justified on the basis of service levels as they have quantified them.

As is evident from the following discussion of several facilities for which specific questions arose, the consultants not only evaluated the question of need from the perspective of service levels, they also evaluated the ability of the cellular providers to satisfy an acknowledged need by locating the facility outside the Pinelands, by locating it on an existing structure if a suitable one was located nearby or by co-locating it on another nearby facility.

Facilities 1 and 3. A question was posed at the public hearing as to whether these two facilities (Comcast site 142 and BAM site 29 in the 1997 plan) could be co-located. The Commission's technical consultants report that co-location of these facilities is not possible because a coverage deficiency would still exist along Routes 530/539.

Facility 2. This was identified as site 583 (BAM) in the 1997 plan and was questioned in the Executive Director's November 6, 1997 report because the Commission's consultants were uncertain whether it could be co-located with a nearby facility being proposed by Comcast. The Comcast facility (site 144 in the 1997 plan) has been eliminated and both companies' antennas are to be located on this proposed BAM facility. Siting of this facility is further discussed in subsection 8.

Facility 5. A question was posed during the public comment period about the need for this facility (BAM and Comcast site 56 in the 1997 plan, Application 98-0304.01 just recently submitted to the Commission). The Commission's consultants conclude that the need is justified. Siting of this facility, which is located in the Pine Plains area, is further discussed in subsection 8.

Facility 7. This was identified as site 18 (BAM and Comcast) in the 1997 plan, was questioned in the Executive Director's November 6, 1997 report because the Commission's consultants were uncertain whether a facility at the intersection of Routes 70 and 206 might suffice. It also received a local approval (Application 80-0014.01) which has been held in abeyance pending action on a comprehensive plan. The companies have now provided detailed signaling information and the Commission's consultants independently measured signal levels along Route 70. The consultants have concluded that there is a stretch of 5 miles along Route 70 where the present service level is inadequate. A two and one half mile segment receives no service at all and the balance suffers from a high dropped call rate. The consultants further conclude that this need cannot be satisfied by locating a facility at the intersection of Routes 70 and 206, although they do believe that another facility at that intersection may be needed in the future. If a facility is needed near that intersection, it can be constructed outside the Pinelands. The need for facility 7 was also questioned during the public review period and the detailed signaling information which the technical consultants reviewed was requested by and made available to several interested parties. Although one written comment still questioned the need for this facility on the basis of the commenter's own field test, the staff's independent checks using the Comcast system supports the Commission's consultants' findings.

Facility 9. The need for and location of this facility (BAM site 59 in the 1997 plan) was questioned at the public hearing and in many written comments. Although the Commission's technical consultants conclude that there is a need for the facility, there are siting issues which are discussed in subsection 8.

Facility 12. This was identified as site 582 (BAM) in the 1997 plan and was questioned in the Executive Director's November 6, 1997 report because the staff was uncertain whether it might be able to be co-located with one of two other nearby facilities being proposed by Comcast. There is a need for service in this area but the BAM facility has been moved to the south and will be shared with Comcast. This is further discussed in subsection 8.

Facility 14. This was identified as site 52 (BAM and Comcast) in the 1997 plan and was evaluated to see if the need could be met in a location which would not impact upon the Great Egg Harbor River. Similar concerns were expressed during the public review period. Although there is a need for service in this area, the results of the locational review are more particularly described in subsection 8.

Facility 16. This was identified as site 33 (BAM and Comcast) in the 1997 plan and was evaluated to see if the need could be met at a location which would not impact upon the Mullica River. An application (97-0528.01) for a specific site has been filed and concerns were expressed at the public hearing and in written comments about this proposed facility. Although there is a need for service in this area, the results of the locational review are more particularly described in subsection 8.

Facility 18. This was identified as site 584 (BAM) in the 1997 plan and was questioned in the Executive Director's November 6, 1997 report because the Commission's consultants initially thought that co-location with an existing Comcast facility might be feasible. The Commission's consultants have since learned that the Comcast cell is a roof top installation and co-location is not possible. Nevertheless, the Plan notes that facility 18 might be able to be located on another suitable structure in the area.

Facility 20. This was identified as site 48 (Comcast) in the 1997 plan and was questioned in the Executive Director's November 6, 1997 report because the Commission's consultants were uncertain whether coverage in the western facing sector might be satisfied by locating a new facility outside the Pinelands. Based upon the additional technical information provided by the industry, the Commission's consultants have concluded that the Plan's proposed location will improve service to an acceptable level along some but not necessarily the entire stretch of roadway (Route 557) and that its location inside the Pinelands is warranted. It is identified in the Plan as a facility which will definitely be located on an existing structure.

Facilities 21 and 22. These were identified as sites 576 (Comcast) and 47 (Comcast) in the 1997 plan and were questioned in the Executive Director's November 6, 1997 report because of siting concerns. While the siting issues are discussed in subsection 8 of this report, the Commission's consultants did review the need for these facilities and concluded that the proposed facilities will provide borderline service.

Facility 23. This was identified as site 45 (BAM and Comcast) in the 1997 plan and was the subject of a development application (95-1116.01); however, it was proposed at a location which did not meet CMP siting standards. Consequently, the need for and location of this site were again evaluated. The companies have proposed a slight change in the facility's location to meet CMP siting standards and, based upon additional technical information, the Commission's technical consultants have concluded that the need is justified, primarily to provide localized service in the Woodbine area. However, the consultants also note that it does not completely solve coverage problems along Route 47 and that another facility might be needed in the future. If such a facility is needed, it should be able to be located outside the Pinelands.

The Borough of Woodbine has questioned whether a new tower is needed by BAM or Comcast in light of NEXTEL's apparent agreement to locate its antenna on an existing water tower. The Commission's technical consultants note that NEXTEL utilizes a higher power radiation level in its equipment than does BAM or Comcast and that a new facility to the south of the water tower will probably be needed for the latter two companies. However, should BAM and/or Comcast propose a new facility at the location proposed in this Plan, they will need to again confirm that their needs cannot be met through the use of an existing structure.

Lastly, questions were raised during the public review process about the Plan's adherence to this standard because the detailed technical information reviewed by the Commission's consultants was not published by the companies as part of their Plan. Reportedly, the companies' decision is based on their belief that much of the information is proprietary in nature and cannot be made available by the Commission to the public. Although the Executive Director does not agree with that view and would have preferred that it be included in the Plan, its absence does not appear to represent a fatal flaw. As is the case with many documents similar to this plan, background information is often not formally published but is made available for public review if requested. Based upon advice from the Commission's Deputy Attorney General, the release of this type of information was evaluated as requests were made. Ultimately, each request was accommodated. (See Section III for details.)

Since the Commission's consultants have determined that all of the facilities proposed in the Pinelands are needed to provide adequate service, **the Executive Director concludes that this standard has been met.**

6. **The plan must demonstrate that the facilities to be located in the Preservation Area District, the Forest Area, the Special Agricultural Production Area and 17 specific Pinelands Villages are the least number to provide adequate service, taking into consideration the location of facilities outside the Pinelands. N.J.A.C. 7:50-5.4(c)6.** One of the key CMP provisions, the purpose of this standard is to very closely scrutinize new facilities proposed in these conservation-oriented land management areas of the Pinelands and to do so considering the location of facilities outside of these areas. Since the cellular system represents a network of facilities, each of which affects the location of other facilities in the system, the location of facilities outside these conservation-oriented land management areas is important in evaluating the need for new facilities within the areas.

The Plan refers to these conservation oriented management areas as the “height and least number of structures restricted” area. The proposed network of 56 existing and new facilities within the Pinelands includes 14 in these most conservation-oriented land management areas. Of the 14, two are existing cellular facilities with no changes, five represent antennas which will definitely be located on existing structures and two others are facilities which may be located on existing structures. This leaves five facilities which are likely to require the construction of new towers. It was unclear how many new towers the 1997 plan proposed in these areas (the best estimate is 8) but this Plan clearly proposes fewer new towers.

The Commission’s technical consultants not only reviewed the need for the proposed facilities within the Pinelands in relation to facilities in the surrounding areas, they and Commission staff also evaluated the possibility of locating those that are needed here in other, less sensitive parts of the Pinelands. As a result of this review, the companies have proposed in this Plan to relocate two facilities, numbers 11 and 12 (sites 9 and 582, respectively, in the 1997 plan) from the Preservation Area District to Agricultural Production Areas. The need for and location of other facilities proposed in these areas are discussed in subsections 5 and 8.

The Commission’s consultants and staff are now convinced that, when taking the need for each facility into account, there is effectively no opportunity for eliminating any of the remaining facilities proposed in the most conservation oriented areas of the Pinelands. However, the Plan does refer to a five-mile radius surrounding the approximate locations of all proposed facilities, even those proposed in the less sensitive parts of the Pinelands. Although this appears to be a rather innocuous reference, the Commission’s staff sought confirmation from the companies that this was not intended as an open-ended exception to the Plan’s siting recommendations. Such an interpretation would have the effect of rendering the Plan meaningless because a five-mile change in facility location could theoretically result in every facility being “relocated” into the most sensitive parts of the

Pinelands. As the correspondence in Appendix D confirms, the companies agree that the reference is not intended to be interpreted in such an illogical manner.

The Executive Director concludes that this standard has been met, taking into account the procedure presented in subsection 3 which will be followed when the companies conduct more detailed siting analyses.

7. **The plan must demonstrate that the antenna utilizes an existing communications or other structure, to the extent practicable. N.J.A.C. 7:50-5.4(c)3.** One of the key CMP provisions, this standard is intended to ensure that the fewest possible number of new towers are constructed throughout the Pinelands Area.

In response to the concerns expressed in the Executive Director's November 6, 1997 report that the companies did not design their proposed network of facilities to take advantage of siting opportunities on existing structures, several steps have since been taken to examine these opportunities. Some might argue that this Plan is still not based upon a comprehensive planning approach which sites facilities after inventorying existing structures because many of the proposed facilities in this Plan were preliminarily identified in 1997, before much analysis of existing structures was done by the companies. Nevertheless, the companies did assemble and analyze new information on existing structures, including inventories from the three electric utility companies which service the Pinelands and the Federal Aviation Administration (FAA), the results of their own visual surveys of potential sites in the most conservation oriented parts of the Pinelands, and the results of Pinelands Commission staff windshield surveys of potential sites in the remainder of the Pinelands. The Plan also summarizes the data provided by the utilities and the FAA.

To present the results of this effort, the Plan describes proposed facilities in one of three categories: (1) those which will be located on existing structures, (2) those which may be located on existing structures and (3) those which are unlikely to be located on existing structures. For example, Facility 10 (Comcast site 10 in the 1997 plan and the subject of a prior development application- 85-0093.04) had been proposed as a new tower in a Rural Development (height restricted) area but has now been proposed as a facility which may be located on an existing structure at a new location within a Regional Growth (unrestricted) area. As many as 17 of the 33 proposed facilities may be located on suitable, existing structures. This is a vast improvement over the 1997 plan which may have resulted in as few as seven existing structures being utilized. Moreover, the Plan states, and CMP regulations require, that the companies still conduct another detailed search for suitable structures when final siting of all facilities (including those which now do not appear to be able to be located on an existing structure) is pursued.

Two cautionary notes are in order. First, as some commenters have indicated, it is possible that some of the existing structures which the companies indicate may be suitable for

cellular facilities may be ultimately found to be unsuitable due to technical or other considerations. Second, it is possible that disputes may periodically arise when a cellular provider argues that a particular structure, although suitable from an availability and construction standpoint, is not situated so as to service its need. However, it is unrealistic to expect that detailed technical analyses of all potentially usable structures be completed as part of this Plan for facilities which the companies may not attempt to build for several or more years and that lease agreements for them be executed prior to the Commission's approval of this Plan, particularly when one considers that the CMP regulations themselves contemplate that individual development applications must still be evaluated against this standard. **Therefore, the Executive Director concludes that this standard, insofar as it applies to this Plan, has been met.**

8. **The plan must demonstrate or note the need to demonstrate when the actual siting of facilities is proposed that, if a new supporting structure (tower) with antenna is to be constructed, it can *probably* be sited according to the six criteria in N.J.A.C. 7:50-5.4(c)4. These criteria deal with satisfying technical operating requirements; minimizing visual impacts from public areas, wild and scenic rivers and special scenic corridors, the Pine Plains, the Forked River Mountains and residential areas; and, if proposed in the Preservation Area District, Forest Area, Special Agricultural Area, or Rural Development Area, locating the facility in non-residential zones, non-conservation public lands, mines, first aid or fire stations, and landfills.** It is the Executive Director's opinion that, while it is acceptable for a plan to note the need to demonstrate adherence to these siting criteria when individual facilities are proposed, there must also be a reasonable expectation when the plan is approved that the proposed facilities can, in fact, be sited. Without this expectation, the plan is meaningless because there can be no confidence that the proposed facility network is realistic. This does not require the same type of comprehensive analysis required at the time a specific development application is filed; rather, it is a planning review to ensure that there is a reasonable probability that qualifying sites exist.

In the 1997 plan, six proposed sites were questioned because there was reason to doubt that they could be sited in accordance with CMP standards. Other sites were questioned because of the CMP's visual impact standards and still others were questioned at the public hearing. These are discussed, as follows:

Facility 2. This facility now combines two of the questioned 1997 sites, 583 (BAM) which had been proposed in the Forest Area or Preservation Area District and 144 (Comcast). Analyses of aerial photographs and other information discloses that more than one eligible site for a new facility exists within one and one-quarter mile of the approximate location. It is presumed that the final location will be one of these eligible sites.

Facility 5. This was identified as site 56 (BAM and Comcast) in the 1997 plan and is proposed in the Preservation Area District. Questions were also raised during the public review period about this facility's potential impact upon the Pine Plains. Through analyses of aerial photography and other information, several possibly eligible sites have been identified in the area, up to one and one-half mile from the Plan's approximate location. Since some are located outside of the Pine Plains and its buffer, yet still within the specific area identified by the companies as being in need of service, it is expected that this facility will not be located in the Pine Plains or its buffer area. A recently submitted development application (98-0304.01) confirms this expectation, although the specific site proposed in the application does not appear to meet CMP siting standards. If this Plan is approved, detailed review of the application will likely result in the facility's relocation to a nearby, eligible site.

Facility 6. This was identified as site 579 (BAM and Comcast) in the 1997 plan and was proposed in or near the Special Agricultural Production Area. This facility was also questioned at the public hearing. Although no eligible sites were identified within the Special Agricultural Production Area, at least one existing structure exists within a mile of the approximate location. The Plan now anticipates that the facility can be located on an existing structure.

Facility 9. An application to develop a new BAM tower on Block 66, Lots 1.01 and 1.02 in Evesham Township has been filed with the Commission and has prompted testimony and written comment in opposition to its location. Although approval of this Plan in no way implies approval of any facility at a specific location, the Executive Director does note that the site proposed in the application does not meet specific CMP siting requirements. Since the Commission's technical consultants note that some other, potential sites to the south and west will not meet the identified service need, the applicant will have to explore other eligible sites in the more immediate area.

Facility 12. This was identified as site 582 (BAM) in the 1997 plan and was proposed in the Preservation Area District. Because no eligible sites were found, the proposed location was moved to an Agricultural Production Area. The next facility in the network (former 9, now 11) has also been moved out of the Preservation Area District to an Agricultural Production Area.

Facility 14. This was identified as site 52 (BAM and Comcast) in the 1997 plan and was reviewed because of its proximity to the Great Egg Harbor River. The National Park Service also questioned the possible impact a new tower might have on this federally designated river. The 1998 Plan proposes this facility to the south of its earlier location, approximately two and one-half miles from the river. There is no reason to think this will have any effect on the river designation.

Facility 16. This was identified as site 33 (BAM and Comcast) in the 1997 plan and was reviewed by the Commission staff because of its proximity to the Mullica River. It was also questioned at the public hearing because a specific site had since been identified which a commenter felt was too close to the Mullica River. Although approval of this Plan does not imply approval of any facility at a specific location, the Executive Director does note that a development application (97-0528.01) has been submitted and will be reviewed in detail by Commission staff if this Plan is approved. It does appear that the tower is being proposed at an eligible site more than 600 hundred feet from the river but the visual impacts still must be considered. If those impacts are significant and another location is available which satisfies the service need, use of the alternative will be pursued.

Facility 20. This was identified as site 48 (Comcast) in the 1997 plan and was reviewed because of its potential impact upon the Tuckahoe River. The 1998 Plan now proposes that this facility be located on an existing tower.

Facility 21. This was identified as site 576 (Comcast) in the 1997 plan and was reviewed because of its proximity to the Manumuskin River. The National Park Service also questioned the possible impact a new tower could have on this federally designated river. Based upon the Commission staff's review of this Plan, it is highly unlikely that a new tower will need to be located within the federal river corridor because 80% of the eligible sites are located well beyond the corridor. Furthermore, a specific development application, when submitted, will also be reviewed to ensure that CMP visual impact standards are met.

Facility 22. This was identified as site 47(Comcast) in the 1997 plan and was proposed in the Forest Area. It and a nearby facility (site 21) were reviewed to determine if a different configuration was possible. Possible visual impacts upon the Maurice River were also reviewed. Although the configuration remains basically unchanged, site 22 is now proposed as a facility which may be able to be located on an existing structure which, according to the staff's analysis, is located about three miles from the approximate location identified in this Plan. If it is ultimately determined that this existing structure cannot be used, it is unlikely that a facility can be located in this area.

Facility 23. The siting questions surrounding this facility are discussed in subsection 5.

Since a reasonable expectation now exists that the proposed facilities can be sited and in view of the finding that Facility 5 can and will be sited such that it is not located within the Pine Plains, **the Executive Director finds that this standard has been met.**

- 9. The plan must demonstrate or note the need to demonstrate when the actual siting of facilities is proposed that supporting structures (towers) are designed to accommodate the needs of any other local communications provider which has identified a need to locate a facility within an overlapping service area. N.J.A.C.**

7:50-5.4(c)2. A closely related CMP standard also requires that the plan must demonstrate or note the need to demonstrate when the actual siting of facilities is proposed that the supporting structure, if initially constructed at a height less than 200 feet, can be increased to 200 feet to accommodate other local communications facilities in the future. N.J.A.C. 7:50-5.4(c)5. Another closely related standard in N.J.A.C. 7:50-5.4(c)6. requires that the plan must provide for joint construction and use of the supporting structures (towers). For purposes of this report, these three standards, which are intended to facilitate co-location of cellular and other types of local communications facilities, will be reviewed together.

The Plan addresses these “co-location” requirements in several ways. First, it identifies joint use of proposed facilities by the three companies that are parties to this Plan. Second, it commits the companies to design and construct all new structures such that they can be increased in height to 200 feet if necessary to accommodate other communications providers. And third, it includes a policy describing how co-location arrangements will be handled for all licensed wireless providers in the Pinelands.

Even though each of the three parties to this Plan must work from their existing network design, there has been a concerted effort to propose facilities in locations where more than one company can utilize them. Of the 16 facilities which the companies believe will require new towers, nine will be shared amongst at least two of them. Eight of the 17 facilities which will or may utilize existing structures will be shared. To ensure that these facility sharing opportunities are not adversely affected by virtue of an inappropriate site selection, the Commission’s staff will ensure that each Plan participant that is shown as a co-locator agrees with the site selected and proposed in a formal development application.

The companies have also made a serious attempt to affirmatively address co-location issues affecting other wireless providers. The co-location policy included in the Plan sets forth a five-part approach, addressing equal access, market value pricing, design of the towers, access and utilities, and the procedures for making co-location arrangements. The Commission’s technical consultants have reviewed the policy and conclude that it will provide an effective framework to facilitate co-location; thereby reducing the need for additional tower construction in the Pinelands to satisfy other providers. However, the consultants also stress that this is a policy; it is not intended to describe detailed arrangements which are appropriate to include in specific contracts and agreements between wireless companies. Moreover, the Executive Director notes that the co-location policy does not allow companies who are not parties to this Plan to construct new towers in the restricted areas of the Pinelands unless they are authorized to act as the agent of the appropriate cellular company or have incorporated the site into their own approved local communications facilities plan.

Undoubtedly, the co-location policy will not resolve all potential issues or disagreements between wireless companies. Indeed, it would be naive to think there will not be periodic

disputes about the meaning of one of the policies or about a company's actions in honoring the policy. For example, the three cellular companies have already expressed concern that, if other wireless providers are able to co-locate on cellular towers that the cellular companies construct in the "restricted" areas of the Pinelands and that the cellular companies' flexibility is unduly constrained by virtue of the Plan amendment procedures (see Section III.c.), the cellular companies will be placed at a competitive disadvantage. The Executive Director disagrees with this position and expects wireless providers to cooperatively implement the co-location policies, resolving most issues amongst themselves. However, there may be occasions where the Commission gets drawn into a dispute because the outcome could determine if an additional tower is or is not permitted in the Pinelands. In those instances, the Commission's decision on allowing or not allowing a new tower will be based, in large part, on whether joint use of the existing structure is feasible.

The co-location policy proposed by the companies represents a workable framework to facilitate joint use of communication towers. **Therefore, the Executive Director concludes that these standards have been met.**

10. **If it reduces the number of facilities to be developed, shared service shall be part of the plan unless precluded by federal law. N.J.A.C. 7:50-5.4(c)6.** This standard was intended to encourage companies to consider single server coverage. For example, it might result in either the A or B cellular channel service provider covering the other channel within overlapping service areas if it would avoid the need for new towers to be constructed.

The Plan states that federal regulations are intended to create competition among the providers and, therefore, do not, and should not, provide for the sharing of service. Additionally, the applicants represent that even if sharing of service was technically and legally feasible, it would not significantly reduce the number of proposed facilities. The Plan does not contain any documentation or information from the FCC to confirm this position; however, Commission staff wrote to the FCC regarding this issue last year but have yet to receive a written response.

At a meeting held last year, FCC staff verbally indicated to Commission staff that shared service may be inconsistent with FCC rules but that a petition could be made for such service on an individual site if it would make a difference in the total number of towers. A review of the Plan indicates that shared service seems to make no difference in the number of proposed new towers, just the number of cells. It may make a difference in the future if a tower cannot accommodate any additional cells. Thus, it is possible that this issue may be of concern to the Commission in the future, particularly as other providers such as PCS companies seek to locate on the same structures. **Although shared service may become an issue in the future, the plan now pending before the Commission meets this standard.**

c. Plan Amendments

N.J.A.C. 7:50-5.4(c) anticipates the need for changes to an approved local communications plan and describes the procedure for plan amendments. However, the companies describe in the first paragraph of page one of the Plan Introduction and the last paragraph of page one of the Code Compliance section the circumstances under which they believe this Plan would or would not need to be amended. Since the Commission's staff did not believe these statements accurately reflected the terms and intent of the CMP's regulations, clarification was sought (Appendix D) as to whether the companies were merely stating their position or whether they were seeking Commission endorsement of that position through approval of this Plan. This distinction is important because the Executive Director could not recommend Commission approval of this Plan if it endorsed a Plan amendment policy which could have the effect of destroying the underpinnings of the Plan and the CMP's regulations. The companies did confirm that they were not seeking Commission endorsement of their position. Since this is not an issue before the Commission at this time, it need not influence the decision on this Plan.

However, it is still advisable for the Executive Director's report to discuss this matter so that, if and when a specific question arises as to the need for a Plan amendment, the companies are aware of the policy which will guide the Executive Director when recommending a course of action to the companies and the Commission. The companies' position that new towers not contemplated in this Plan can be constructed in Regional Growth Areas and Pinelands Towns without regard to the Plan or that cellular facilities can be added to existing structures anywhere ignores two fundamental principles of the CMP regulations. They are that (1) every facility proposed in the Pinelands must be justified on the basis of need and this Plan is required to demonstrate that need and (2) the cellular communications system is a network of facilities where the location of one affects others and where the addition of facilities in some areas can have a ripple effect on the need for and location of facilities in other areas. If the Commission was to accept the companies' position, the network designed in this Plan, which is based upon the use of existing structures where possible and is also greatly influenced by the location of facilities in Regional Growth Areas and Pinelands Towns, could be significantly altered without considering (1) whether other facilities called for in this Plan are still needed, (2) whether other facilities proposed in this Plan may need to be relocated, and, most importantly, (3) whether the number and location of facilities in the most conservation oriented areas of the Pinelands might change. This is obviously contrary to the CMP's regulations and cannot be recommended by the Executive Director.

On the other hand, the Executive Director does not believe the intent of the CMP's regulations is to create a system where every conceivable situation, no matter how inconsequential, must be expressly anticipated in the Plan. Common sense dictates that unanticipated situations be evaluated as they arise to determine if they have an effect on the Plan and, if they do, the proper course of action is to pursue a Plan amendment. However, if they do not, there should be no need to pursue a Plan amendment. In applying this common sense test, the Executive Director will be aided by the following guidelines:

1. Within Regional Growth Areas, Pinelands Town management areas and the developed portions of Military and Federal Installation Areas, a new tower or the use of an existing structure which was not contemplated in this Plan will be permitted without the need for a Plan amendment if it is clear that the newly proposed facility does not materially affect the need for or location of other facilities contemplated in Rural Development Areas, Agricultural Production Areas, undeveloped portions of Military and Federal Installation Areas, Villages, Forest Areas, Special Agricultural Production Areas or the Preservation Area District. This evaluation will consider the direct effect a newly proposed facility may have on surrounding facility proposals and will also consider the potential secondary effects it may have on other proposed facilities in the cellular network

2. In Rural Development Areas, Agricultural Production Areas, undeveloped portions of Military and Federal Installation Areas, Villages, Forest Areas, Special Agricultural Production Areas or the Preservation Area District, a new antenna can be placed on an existing communication tower not contemplated in this Plan without the need for a Plan amendment if (1) it is clear that the newly proposed facility does not materially affect the need for or location of other facilities contemplated in these areas and (2) the existing tower otherwise complies with the CMP standards, i.e., the tower was constructed pursuant to another approved local communications plan or qualifies for expansion under N.J.A.C. 7:50-5.2(a). If a new facility is proposed on a structure other than an existing communications tower, that structure must meet the first of the two tests noted above and be able to accommodate the antenna without a change in its mass or height that significantly alters its appearance.

It is important to note that proposed facilities which do not meet these guidelines are not automatically disapproved; rather, they need to be evaluated within the context of an amendment to the approved cellular facilities plan. And finally, any new facility, whether or not a Plan amendment is needed, must meet all other relevant CMP standards.

III. PUBLIC HEARING AND REVIEW PROCESS

The public review period actually began on June 12, 1998 when the proposed Plan was distributed to interested parties and publicized on the Commission's WEB page. The public review period was initially scheduled to end on July 17, 1998 but a request was received on July 16, 1998 to review the detailed information used to establish the need for facility 7. This information was retrieved from the Commission's technical consultants and, to give the requesting party time to review and comment on it, the comment period was extended through July 31, 1998. Three days before the extended comment period was due to end another party requested similar information on other facilities which, after discussion with the Commission's Deputy Attorney General, were identified as facilities 2, 5, 6, 7, 14, 16, 21 and 22. Although the Executive Director has been of the opinion that all of this information should be available to the public, the companies maintain that the technical information relating to facilities for which local zoning applications have not been submitted (in this case facilities 2, 5, 6, 14, 21 and 22) is

proprietary in nature and should not be released publicly. To avoid litigation on this matter, the Commission's staff offered to trace from two regional maps that the companies had prepared showing existing and proposed facilities, the radio signaling information for existing facilities surrounding the eight facilities noted above. The companies and the requesting party agreed to this approach on July 30 and the map was prepared and given to the requesting party on July 31. On August 3, the same party asked for all technical information on need but later narrowed the request to radio signaling information on all existing facilities in the Pinelands. The Commission's staff again traced the information and provided it to the requesting party.

A public hearing on the proposed Plan was duly advertised, noticed, and held on Thursday, July 9, 1998, beginning at 7:00 p.m., at the Hamilton Township Municipal Building in Mays Landing, New Jersey. It was attended by approximately 75 people. Testimony addressed many topics. Among the more general comments were opposition to any communication towers in the Pinelands and support for the proposed Plan because of improved emergency and public safety communication. More specific comments dealt with concerns about the need for or location of several proposed facilities (numbers 1, 3, 5, 6, 7, 9 and 16), the lack of supporting information in the Plan regarding the need for any of the proposed facilities, the lack of analyses of visual impacts and the lack of a comprehensive assessment of the use of existing structures. Appendix E is a transcript of the hearing.

Appendix F includes written testimony. These comments elaborate on many of the matters discussed at the hearing but also address other matters, including concerns about five other proposed facilities (numbers 2, 14, 21, 22 and 23). The companies' formal responses to some of the issues raised are contained in two letters, dated July 16 and 30, 1998.

All of these oral and written comments were considered in the analysis of the pending Plan if they were pertinent to CMP standards. However, some issues, such as electromagnetic impacts, are beyond the scope of the Commission's regulations while others, such as specific tower design suggestions, are appropriate considerations for municipalities, and in some cases the Pinelands Commission, to consider when individual facilities are proposed to be constructed.

IV. CONCLUSION

As previously stated, the Plan now before the Commission is quite different than the 1997 plan in many important respects. For example:

1. It reduces the number of new facilities proposed in the Pinelands from 35 to 33;
2. It reduces the number of new towers which are likely to be built from as many as 26 to as few as 16, or perhaps even less;
3. It reduces the number of new towers which are likely to be built in the most sensitive portions of the Pinelands from eight to as few as five, or perhaps less;
4. It relocated four proposed facilities to meet CMP siting requirements; and
5. It presents a co-location policy to encourage joint use of new towers.

These and other changes were made in direct response to the standards of the CMP. As the foregoing analyses indicates, the Plan now meets the standards of the CMP and can be recommended for Commission approval. However, it does not mean that the companies' plan is perfect. New towers will be built in sensitive areas of the Pinelands. More visual clutter will detract from the vistas that characterize the Pinelands. Residents are concerned about towers located close to their homes. Disagreements between the cellular companies, municipalities and the Commission regarding the final location of new towers are possible. Disagreements between cellular companies and other wireless providers about the co-location policy are possible. Disagreements between the cellular companies and the Commission regarding the need for Plan amendments is also possible. And finally, the Plan does not cover all wireless needs in the Pinelands. Yet, even considering these shortcomings, the Plan does establish a blueprint which, if successfully implemented, will provide for adequate communications service in the Pinelands and will result in less visual pollution than is likely in other parts of the State and country.

Therefore, the Executive Director recommends that the Pinelands Commission approve the "Comprehensive Plan for Wireless Communication Facilities in the Pinelands." In doing so, the Executive Director also recommends that the Commission affirm the procedure described in Section II.b.3. of this report to apply the Plan's general siting proposals to specific development applications in a manner consistent with Pinelands Comprehensive Management Plan requirements. Lastly, the Executive Director recommends that the Commission not endorse the Companies' discussion of their rights following plan approval and acknowledge that the Executive Director shall advise the Commission of the need for amendments as specific circumstances warrant.

IN THE MATTER OF THE

**COMPREHENSIVE PLAN FOR WIRELESS COMMUNICATIONS
FACILITIES IN THE PINELANDS**

[CONFORMANCE WITH N.J.A.C. 7:50-5.4 (c) 6]

Submitted by:
Bell Atlantic Mobile, Comcast Metrophone/Cellular-One, and Nextel Communications, Inc.
Dated: March 12, 1998

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Plan Introduction

PLAN INTRODUCTION

In conformance with N.J.A.C. 7:50-5.4 (the Code), as adopted by the New Jersey Pinelands Commission (the Commission) in August of 1995, this Comprehensive Management Plan (the Plan) has been prepared and submitted to provide an overview of communications facilities proposed within the Pinelands. The Code was originally drafted and adopted by the Commission to regulate the height of new structures “in all Pinelands Management Areas other than Regional Growth Areas and Pinelands towns” and to ensure “the least number” of new structures in the Preservation Area District, Forest Area, Special Agricultural Production Area and certain Pinelands Villages. It is the Cellular Providers (CPs) position that the Commission is not seeking to regulate the number or height of facilities in the Regional Growth Area and Pinelands Towns, nor is it seeking to regulate the number of facilities in the Regional Growth Area, Pinelands Towns, Military Installations, Rural development Areas, Agricultural Areas, or Pinelands Villages not specifically mentioned in the Code unless these facilities would cause an increase in the number of facilities proposed in the most restricted areas. Despite this position, the CPs Plan minimizes the number of facilities to be located in the entire Pinelands. This should, in no way, be construed as an acknowledgment that such a Plan is required pursuant to the Code and does not constitute a waiver of any rights the CPs currently enjoy under the plain meaning of the Code. Therefore, none of the elements of the Code cause the “least number” or the 35 foot height limitation to become applicable to the Regional Growth or Pinelands Towns. Further, the use of existing structures in any Pinelands Management Area, provided the height of same is not increased by more than fifty percent (50%), is not precluded by the Code.

The Plan is submitted by communication providers of like services which are identified for the purposes of this Plan as “The Cellular Providers” (CPs). The Cellular Providers are defined as those carriers providing fully duplexed voice and data service in the 800 MHz range. Therefore, the Plan signatories are the current providers of such service as licensed by the Federal Communications Commission (FCC) throughout areas such as, and including, the New Jersey Pinelands. These signatories are as follows: Bell Atlantic Mobile (BAM), Comcast/Cellular One (Comcast), and Nextel Communications (NEXTEL).

It is important to note that this is a Master Plan and, as such, does not include particulars about specific sites, but, rather, sets forth a framework under which the CPs and the Pinelands staff can ensure that the “least number” criteria is met. It is also important to note that while the “least number” criteria, as defined by the Code, includes only those facilities located in the Preservation Area District, the Forest Area, the Special Agricultural Production Area and certain specific Pinelands Villages, the CPs have produced a Plan which ensures the “least number” of new facilities throughout the Pinelands and surrounding communities.

In addition to the above, the Code requires that a five (5) and ten (10) year projection of facilities required by all the CPs be incorporated in the Plan. The Code further requires that joint use of facilities be employed by all the CPs wherever possible. In order to meet all requirements of the Code, the total number of proposed facilities within the Pinelands was determined by establishing the least number of facilities necessary to provide minimum adequate service in the

Pinelands for each CP. The CPs considered alternate technologies that may be available in the near future as well as any service currently being provided in the Pinelands by facilities located outside of the Pinelands.

The Plan, as prepared and submitted, includes:

- a. description of the joint use of facilities (Code Compliance, Tab 4),
- b. map outlining the locations of proposed and existing facilities (Comprehensive Map Summary / Map - Tab 3),
- c. allowance for new structures to be used by future carriers (Code Compliance, Tab 4),
- d. consideration of alternative future technologies (Code Compliance, Tab 4),
- e. demonstration of use of existing structures where practical (Code Compliance, Tab 4),
- f. demonstration of consistency with the code siting criteria or a note to demonstrate same at the time of filing for the individual facility involved (Code Compliance, Tab 4), and
- g. further description of compliance with the requirements of 7:50-5.4 (c) 6 (Code Compliance, Tab 4).

For ease of reference, the total number of facilities proposed in each management area for each CP is located in the summary section of this Plan (Conclusion, Tab 6).

The CPs present this Plan as part of the required process to allow for the expansion of cellular service within the Pinelands. Such service is required pursuant to each of the CP's FCC licenses and by their respective customers. Currently, there are over 150,000 wireless customers in the Pinelands with many more customers traveling through the region each day. These customers use cellular service for both convenience and necessity. As prices for phones and service continue to decline, more and more people use cellular service for accessibility. But more importantly, safety and security are the top reasons listed by customers for purchasing a phone. Over 600,000 9-1-1 calls are made each year in the US from cellular phones. This benefits not only those who have phones, but also other individuals who may be in need and benefit from a cellular customer making a call for them. If service does not exist, calls - whether for convenience or necessity - do not go through. The New Jersey Pinelands Commission has jurisdiction over one million acres of property. Currently, much of this area is not adequately covered, and some is not covered at all, thereby compromising the safety and security of those in or traveling through the Pinelands area. The CPs believe the Plan strikes a balance between the growing demand for cellular service and the continued protection and public enjoyment of one of New Jersey's greatest treasures. The CPs further believe that adequate cellular service across the Pinelands will only add to the region's attractiveness for recreational, social, educational, and residential activities.

The Plan is presented in a form that will facilitate ease of use by the Pinelands Commission, the CPs, emergency communication service providers, and any future and/or alternate wireless service providers. It is a concise and accurate representation of the facilities necessary for the provision of minimum adequate service by all the CPs throughout the Pinelands during the next ten (10) years.

Tab 3

Comprehensive Map Summary

a. Map Summary (5-10 year horizon)

“COMPREHENSIVE MAP”

SUMMARY

The Pinelands Comprehensive Management Plan (CMP) requires any communication company that proposes a communication facility outside of the “unrestricted” area of the Pinelands to prepare a “Comprehensive Plan” for all of the existing and proposed facilities within the Pinelands in accordance with Section 7:50-5.4(c)6 of the Pinelands CMP. As a result of the Cellular Providers (CPs) need to provide for communication facilities outside of the “unrestricted” regions of the Pinelands, a “Comprehensive Plan”, in accordance with Section 7:50-5.4(c)6 of the Pinelands CMP, outlining the CPs 5 - 10 year horizon development plan for communication facilities within the Pinelands, is being submitted for approval by the Commission. The following summary outlines the content of the “Comprehensive Map” submitted for approval as part of the above “Comprehensive Plan”.

Section 7:50-5.4 of the Pinelands CMP effectively divides the New Jersey Pinelands into three regions governing the development of communication facilities.

The first region, covering the Regional Growth and Pinelands Town Area, is effectively “unrestricted”. This region allows the CPs to build facilities with associated structures to any height necessary to meet radio frequency design requirements, with no defined height limit and no limit on the number of structures in the region. This region is shown on the “Comprehensive Map” as the red shaded areas.

The second region, covering the Agricultural Production Area, Rural Development Area, and Select Villages, is defined as “height restricted”. This region requires the CPs to meet certain siting criteria for proposed facilities, verify that no existing suitable structure exists within the immediate vicinity of the proposed facility, as well as submit a “Comprehensive Plan” of all existing and proposed facilities within the Pinelands, for approval by the Commission. This region is shown on the enclosed “Comprehensive Map” as the blue shaded areas.

The third region, covering the Preservation Area, Forest Area, Special Agricultural Production Area, and Select Villages, is defined as “height and least number of structures restricted”. This region requires that the above mentioned siting criteria be met, that the CPs demonstrate that the least number of structures in this region is proposed, and that a “Comprehensive Plan” of all existing and proposed facilities within the Pinelands be submitted for approval by the Commission. This region is identified on the “Comprehensive Map” as the green shaded areas.

The facilities shown on the “Comprehensive Map” have been divided into four groups having the following designations.

Group 1, denoted by yellow triangles on the map, represent proposed communication facilities which are unlikely to be located on existing structures. Based upon general surveys of the areas in which these facilities are proposed, it does not appear that there are existing suitable structures within a five mile radius on which these facilities can be located. However, there do appear to be one or more potential sites which satisfy the service need and may comply with the Pinelands siting standards for a new structure. When each facility application is pursued, the possible use of an existing structure will be reviewed in detail as will the siting of a new structure if it is again found that the use of an existing structure is infeasible.

Group 2, denoted by green triangles on the map, represent proposed cellular communication facilities which may be located on existing structures. Although formal agreements with the structure/land owners are not in place, general surveys within a five mile radius of the areas in which these facilities are proposed suggest that these facilities may be able to be located on an existing suitable structure. Final decisions will be made when the facility application is pursued and will be based upon the structure’s location in relation to the geographic area in need of service, the feasibility of utilizing the structure from the standpoint of access, availability of utilities, conformance with siting criteria, etc., as well as the ability of the CP to negotiate with the structure/land owner. If the use of an existing structure is infeasible, the facility will be proposed on a site which will satisfy the service need and comply with the requirements of the Pinelands Management Plan.

Group 3, denoted by blue circles on the map, represent proposed cellular communication facilities to be located on existing structures. Based upon agreements already in place, it is feasible for the CPs to formally propose that these facilities will be located on existing structures.

Group 4, denoted by red circles on the map, represent existing cellular communication facilities upon which no new facilities are currently proposed by the CPs. At the present time there are twenty-three cellular facilities located or approved for construction within the Pinelands Area on which no new facilities are proposed. There are forty-one existing facilities outside the Pinelands Area which affect the Comprehensive Plan.

A breakdown of the facility classifications can be found at the end of this report under Tab 6 entitled “Facility Summary Chart”.

The following summaries outline the available information for each facility at the time of the “Comprehensive Plan” submission. A time frame is specified for each site which relates to when the CP’s expect to propose the facility, either within a 5 or 10 year time frame. It should be noted however, that due to market demands or changing technology a 10 year site may at any time become a 5 year site and vice versa.

Proposed Cellular Communication Facilities Which Are Unlikely To Be Located On Existing Structures:

Facility 1 (10 year site):

This facility is proposed by **Comcast** and is located in **Manchester** within the “height and least number of structures restricted” area. The facility is required for coverage.

Facility 2 (10 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Pemberton** within the “height and least number of structure restricted” area. The facility is required for coverage.

Facility 5 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Barnaget** within the “height and least number of structures restricted” area. The facility is required for coverage.

This facility is proposed in the area of the Pine Plains, one of the special areas which the Pinelands Commission regulations seek to protect from visual intrusions. This facility does not appear to be one which can be relocated nor does it seem likely to be located on an existing structure. The CPs recognize their obligation to minimize the visual impact upon the Pine Plains and will pursue locations and design features to mitigate the impact to the maximum extent practicable

Facility 7 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Woodland** within the “height and least number of structures restricted” area. The facility is required for coverage. Municipal approval has been acquired for this facility.

Facility 8 (5 year site):

This facility is proposed by **Comcast** and is located in **Medford Lakes** within the “unrestricted” area. The facility is required for coverage.

Facility 9 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** and is located in **Evesham** within the “height restricted” area. The facility is required for coverage.

Facility 11 (5 year site):

This facility is proposed by **Comcast** with **Bell Atlantic Mobile** and **Nextel** as co-locators and is located in **Shamong** within the “height restricted” area. The facility is required for coverage.

Facility 12 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Hammonton** within the “height restricted” area. The facility is required for coverage.

Facility 14 (10 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Buena Vista** within the “height restricted” area. The facility is required for coverage.

This facility is proposed in the general vicinity of the Great Egg Harbor River, a Pinelands designated scenic resource and federally designated scenic and recreational river, but not so close in proximity that it is likely to visually intrude upon the river.

Facility 15 (5 year site):

This facility is proposed by **Comcast** with **Nextel** as a co-locator and is located in **Monroe** within the “height restricted” area. The facility is required for coverage.

Facility 16 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** and **Nextel** as co-locators and is located in **Mullica** within the “height and least number of structures restricted” area. The facility is required for coverage.

This facility is proposed in close proximity to the Mullica river, a Pinelands designated river from which visual intrusions are to be avoided to the maximum extent practicable. The CPs recognize their obligation to minimize the visual impact upon the area and will pursue locations and design features to mitigate the impact to the maximum extent practicable.

Facility 17 (10 year site):

This facility is proposed by **Comcast** and is located in **Hamilton** within the “height restricted” area. The facility is required for coverage.

Facility 21 (10 year site):

This facility is proposed by **Comcast** and is located in **Maurice River** within the “height restricted” area. The facility is required for coverage.

This facility is proposed near the Manumuskin River, a Pinelands designated river from which visual intrusions are to be avoided to the maximum extent practicable. It is also a federally designated scenic and recreational river. One of the goals of such a designation is to protect its scenic views. The CPs recognize their obligations in these regards, including federal review, if a communication facility is proposed within the federally designated river corridor and will pursue locations and design features to mitigate the impact to the maximum extent practicable.

Facility 23 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** and **Nextel** as a co-locators and is located in **Woodbine** within the “unrestricted” area. The facility is required for coverage.

Facility 55 (5 year site):

This facility is proposed by **Nextel** and is located in **Galloway** within the “unrestricted” area. The facility is required for coverage.

Facility 56 (5 year site):

This facility is proposed by **Comcast** and is located in **Egg Harbor** within the “unrestricted” area. The facility is required for coverage.

Proposed Cellular Communication Facilities Which May Be Located On Existing Structures:

Facility 3 (10 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Manchester** in the “unrestricted” area. The facility is required for coverage.

Facility 4 (5 year site):

This facility is proposed by **Comcast** and is located in **Barnaget** within the “unrestricted” area. The facility is required for coverage.

Facility 6 (10 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** and **Nextel** as co-locators and is located in **Tabernacle** within the “height and least number of structures restricted” area. The facility is required for coverage.

Facility 10 (5 year site):

This facility is proposed by **Comcast** with **Nextel** as a co-locator and is located in **Medford** within the “unrestricted” area. The facility is required for coverage.

Facility 13 (10 year site):

This facility is proposed by **Comcast** and is located in **Hammonton** within the “unrestricted” area. The facility is required for coverage.

Facility 18 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** and is located in **Hamilton** within the “unrestricted” area. The facility is required for coverage and capacity.

Facility 22 (10 year site):

This facility is proposed by **Comcast** and is located in **Maurice River** within the “height and least number of structures restricted” area. The facility is required for coverage.

This facility is proposed in close proximity to the Tuckahoe River, a Pinelands designated scenic river; however, it is expected that any visual impact of this facility will be minimized by locating this facility on an existing structure. If that proves infeasible, steps to site and design a new structure will be taken to minimize the impact in accordance with Pinelands regulations.

Proposed Cellular Communication Facilities To Be Located On Existing Structures:

Facility 20 (5 year site):

This facility is proposed by **Comcast** on an existing 489’ high structure located in **Buena Vista** within the “height restricted” area. The facility is required for coverage.

This facility is proposed in close proximity to the Tuckahoe River, a Pinelands designated scenic river; however, it is expected that any visual impact of this facility will be minimized by locating this facility on an existing structure.

Facility 24 (5 year site):

This facility is proposed by **Nextel** on an existing 150’ high **Bell Atlantic Mobile** structure located in **Manchester** within the “unrestricted” area. The facility is required for coverage.

Facility 25 (5 year site):

This facility is proposed by **Bell Atlantic Mobile**, **Comcast** and **Nextel** on an existing 120’ high structure located in **Washington** within the “height and least number of structures restricted” area. The facility is required for coverage.

Facility 28 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** on an existing 240’ high structure located in **Medford** within the “height restricted” area. The facility is required for coverage.

Facility 30 (5 year site):

This facility is proposed by **Nextel** on an existing 190' high **Bell Atlantic Mobile** structure located in **Monroe** within the "unrestricted" area. The facility is required for coverage.

Facility 33 (10 year site):

This facility is proposed by **Comcast** on an existing radio tower located in **Egg Harbor** within the "unrestricted" area. The facility is required for coverage.

Facility 34 (10 year site):

This facility is proposed by **Bell Atlantic Mobile** and **Comcast** and is located in **Hamilton** within the "height and least number of structures restricted" area.. There are several existing structures in the vicinity which may be suitable at time of development. The facility is required for coverage.

Facility 35 (10 year site):

This facility is proposed by **Comcast** and is located in **Weymouth** within the "height and least number of structures restricted" area. There is an existing structure in the vicinity which may be suitable at time of development. The facility is required for coverage.

Facility 41 (5 year site):

This facility is proposed by **Nextel** on an existing **Bell Atlantic Mobile** and **Comcast** facility located on an existing 297' high tower in **Woodland** within the "height and least number of structures restricted" area.

Facility 54 (5 year site):

This facility is proposed by **Nextel** on an existing water tank located in **Hamilton** within the "height and least number of structures restricted" area. The facility is required for coverage.

Existing Facilities with no new Proposed Facilities

Facility 19:

This is an existing **Bell Atlantic Mobile** facility located on an existing 150' high tower in **Egg Harbor** within the "unrestricted" area.

Facility 26:

This is an existing **Comcast** facility located on an existing 200' high structure in **Tabernacle** within the "unrestricted" area.

Facility 27:

This is existing **Bell Atlantic Mobile** facility located on an existing 180' high structure in **Tabernacle** within the "unrestricted" area.

Facility 29:

This is an existing **Comcast** and **Bell Atlantic Mobile** facility located on a 140' high structure in **Waterford** within the "unrestricted" area.

Facility 31:

This is an existing **Comcast** facility located on an existing 267' high structure in **Hamilton** within the "height and least number of structures restricted" area.

Facility 32:

This is an existing **Bell Atlantic Mobile** facility located on an existing 300' high structure in **Hamilton** within the "height and least number of structures restricted" area.

Facility 36:

This is an existing **Bell Atlantic Mobile** facility located on an existing 180' high tower in **Jackson** within the "height restricted" area.

Facility 37:

This is an existing **Comcast** facility located on an existing 186' high tower in **Jackson** within the "height restricted" area.

Facility 38:

This is an existing **Bell Atlantic Mobile** facility located on an existing 115' high water tank on the **McGuire Air Force Base** within a military area.

Facility 39:

This is an existing **Bell Atlantic Mobile** facility located on an existing 150' high tower in **Pemberton** within the "unrestricted" area.

Facility 40:

This is an existing **Comcast** facility located on an existing 168' high tower in **Pemberton** within the "unrestricted" area.

Facility 42:

This is an existing **Bell Atlantic Mobile** facility located on an existing 400' high tower in **Stafford** within the "unrestricted" area.

Facility 43:

This is an existing **Comcast** facility located on an existing 128' high water tank in **Medford** within the "unrestricted" area.

Facility 44:

This is an existing **Comcast** facility located on an existing 165' high water tank in **Evesham** within the "height restricted" area.

Facility 45:

This is an existing **Bell Atlantic Mobile** and **Comcast** facility located on an existing 135' high water tank in **Winslow** within the "height restricted" area.

Facility 46:

This is an existing **Comcast** facility located on an existing 140' high tower in **Hammonton** within the "unrestricted" area.

Facility 47:

This is an existing **Bell Atlantic Mobile** facility located on an existing 190' high tower in **Hammonton** within the "unrestricted" area.

Facility 48:

This is an existing **Bell Atlantic Mobile** facility located on an existing 180' high tower in **Galloway** within the "unrestricted" area.

Facility 49:

This is an existing **Comcast** facility located on an existing 207' high building in **Hamilton** within the "unrestricted" area.

Facility 50:

This is an existing **Bell Atlantic Mobile** and **Nextel** facility located on an existing 280' high tower in **Hamilton** within the "unrestricted" area.

Facility 51:

This is an existing **Comcast** facility located on an existing 180' high tower in **Upper** within the "height restricted" area.

Facility 52:

This is an existing **Comcast** facility located on an existing 150' high water tank in **Hamilton** within the "unrestricted" area.

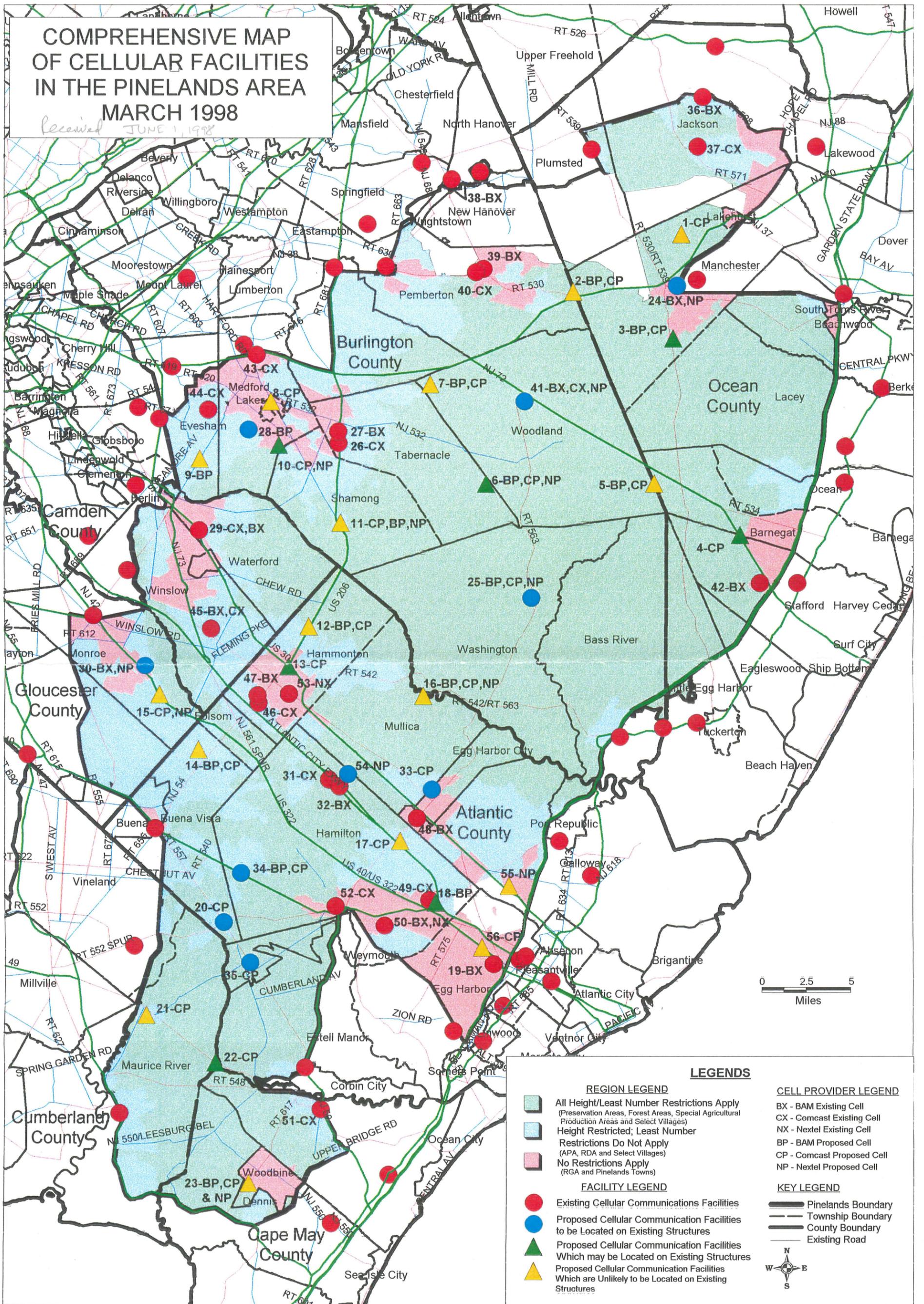
Facility 53:

This is an existing **Nextel** facility located on an existing tower in **Hammonton** within the "unrestricted" area.

b. Map

**COMPREHENSIVE MAP
OF CELLULAR FACILITIES
IN THE PINELANDS AREA
MARCH 1998**

Received JUNE 1, 1998



LEGENDS

- | | | |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| REGION LEGEND | | CELL PROVIDER LEGEND |
| | All Height/Least Number Restrictions Apply
(Preservation Areas, Forest Areas, Special Agricultural Production Areas and Select Villages) | BX - BAM Existing Cell |
| | Height Restricted; Least Number | CX - Comcast Existing Cell |
| | Restrictions Do Not Apply | NX - Nextel Existing Cell |
| | No Restrictions Apply
(APA, RDA and Select Villages) | BP - BAM Proposed Cell |
| | No Restrictions Apply
(RGA and Pinelands Towns) | CP - Comcast Proposed Cell |
| FACILITY LEGEND | | NP - Nextel Proposed Cell |
| | Existing Cellular Communications Facilities | KEY LEGEND |
| | Proposed Cellular Communication Facilities to be Located on Existing Structures | |
| | Proposed Cellular Communication Facilities Which may be Located on Existing Structures | |
| | Proposed Cellular Communication Facilities Which are Unlikely to be Located on Existing Structures | |
| | | |
| | | |
| | | |
| | | |



Tab 4
Code Compliance

CODE COMPLIANCE

Pursuant to N.J.A.C. 7:50 - 5.4, the Plan shall include:

1. **5 and 10 year horizons [N.J.A.C. 7:50-5.4, (c) 6]**

The Plan, as submitted, does include such horizons as outlined, on a site by site basis, in the Comprehensive Map Summary, Tab 3a. It should be noted that these are projections only and are based upon current technology, market trends, and customer usage. The actual construction of a specific site may occur outside the projected time frame if any or all of the above conditions change.

2. **A review of alternative technologies that may become available for use in the near future [N.J.A.C. 7:50-5.4, (c) 6]**

A review of alternative technologies has been attached hereto as Exhibit A.

3. **The approximate location of all proposed facilities [N.J.A.C. 7:50-5.4, (c) 6]**

The Plan, as submitted, does include such locations as indicated on the Comprehensive Map, Tab 3b, in the Comprehensive Map Summary, Tab 3a, and as described in the spreadsheet included, Conclusion - Facility Summary Chart, Tab 6.

4. **Demonstration that the facilities to be located in the Preservation Area District, Forest Area, Special Agricultural Production Area and certain Pinelands Villages are the least number necessary to provide adequate service, taking into consideration the location of facilities outside the Pinelands that may influence the number and location of facilities needed within the Pinelands [N.J.A.C. 7:50-5.4, (c) 6]**

Despite the fiercely competitive nature of the industry, all Cellular Providers (CPs) worked together to determine the least number of towers necessary within the Preservation Area District, the Forest Area, the Special Agricultural Production Area and specific Pinelands Villages. In fact, the CPs, in an effort to meet the spirit and not just the letter of the Code, cooperated to determine the least number of new facilities throughout the entire Pinelands Region.

This was accomplished through 2 ½ years of cooperative effort between the CPs, Pinelands Staff, and the Pinelands technical consultants. By combining sites proposed separately by the various CPs and utilizing as many existing structures as practicable, the number of new facilities was diminished without impacting the CPs ability to provide minimum adequate service. For ease of reference, the total number of facilities proposed in each management area for each CP is located in the summary section of this Plan (Conclusion, Tab 6).

Subject to Commission approval, it is the CPs position that any modification to this Plan requiring a new structure within the Preservation Area District, the Forest Area, the Special Agricultural Production Area and specific Pinelands Villages will require an amendment pursuant to N.J.A.C. 7:50-5.4 (c) 6.

5. Demonstration of need for the facility to serve the local communication needs of the Pinelands, including those related to public health and safety, as well as demonstration of the need to locate the facility in the Pinelands in order to provide adequate service to meet those needs [N.J.A.C. 7:50-5.4, (c) 1]

The proposed facilities are needed to provide adequate coverage to the Pinelands pursuant to the CPs FCC licenses and customer requirements. The level of service upon which the Plan was based has been attached hereto as Exhibit C.

The need for these types of facilities is recognized by the Appellate and Superior Courts of New Jersey who have found cellular facilities to be “inherently beneficial”. Although the Supreme Court of New Jersey has not yet affirmatively classified these facilities as “inherently beneficial”, the Court has recognized the need for wireless service in its recent decision, Smart SMR of New York, Inc. d/b/a Nextel Communications vs. Borough of Fair Lawn Board of Adjustment. The Court noted that “[I]n today’s world, prompt and reliable information is essential to the public welfare...” To this end, the Court was satisfied that a proposed “facility, including the monopole, is a necessary part of an increasingly public service.” In fact, the Court noted that a Federal Communications Commission (FCC) license will suffice to establish that the use serves the general welfare. Regarding placement of such facilities, the Court, in agreement with the Telecommunications Act of 1996, stated that municipal boards “may not altogether prohibit [mobile communication facilities] from being constructed within the municipality.” They went on to say that their “goal in making these suggestions is to facilitate the decision of cases involving the location of telecommunication facilities...” (emphasis added).

Although enhanced communications are beneficial to everyone, the fact that cellular service is utilized by Emergency Medical Services, Police and Firefighters (Public Need, Tab 5) greatly increases this need. In fact, the Federal Government has recognized the need for such communications and has made wireless communications a priority as evidenced by the enactment of the Telecommunications Act of 1996.

6. Demonstration that the antenna utilizes an existing communications or other suitable structure, to the extent practicable [N.J.A.C. 7:50-5.4, (c) 3]

Wherever possible, the CPs have utilized existing structures. In fact, several of the proposed facilities will be or may be located on existing structures as depicted on the enclosed Comprehensive Map, Tab 3 and described in the Facility Summary Chart, Tab 6. It is important to note that this is a Master Plan and, as such, does not include particulars about specific sites, but, rather, sets forth a framework under which the CPs and the Pinelands staff can ensure, among other conclusions, that the “least number” criteria is met. The CPs will further address the use of existing structures at the time that an application for site approval is made to the Pinelands Commission.

It shall be noted that existing structures are not considered practicable for use until and unless:

- There is an agreement in place to use the structure with the land owner and or the structure owner,
- The property meets the Pinelands siting criteria for the placement of the CP's equipment shelter, and
- Access and utilities to the site are available.

It is important to note that existing wooden utility poles and similar type light weight structures would require significant modification to support a CP facility and are not, therefore, considered practicable for purposes of this Plan.

To ensure that existing structures were indeed utilized to the greatest extent possible, the CPs performed the following tasks: (a) obtained a database containing the locations of structures filed with the Federal Aviation Administration (FAA); (b) obtained maps from Atlantic Electric, PSE&G, and GPU indicating the location of each company's electrical lines; (c) performed a visual survey within the most restrictive management areas of the Pinelands; and (d) investigated a list provided by the Pinelands Staff of existing structures throughout the Pinelands and in close proximity to proposed facilities. All information was plotted and compared to proposed sites (see Code Compliance - Exhibit D). It should be noted that all information for existing structures was provided to the CPs by various outside sources and, therefore, the CPs do not certify its accuracy or completeness. Any existing structure found to be in close proximity to a proposed facility, was evaluated to determine if it might meet the technical needs of the proposed service area. After conducting this research the CPs believe that several structures may be feasible for use. The result of this research is illustrated on the Comprehensive Map, Tab 3, described in the Comprehensive Map Summary, Tab 3, and depicted in the Facility Summary Chart, Tab 6..

The CPs will continue to look at all existing structures going forward and address same at the time a Certificate of Filing is made.

The above facts adequately address the requirement that the Plan demonstrate consistency with Section c(3).

- 7. Demonstration, or indication of the need to demonstrate when the actual siting of facilities is proposed, that the supporting structure is designed to accommodate the needs of any other local communications provider which has identified a need to locate a facility within an overlapping service area [N.J.A.C. 7:50-5.4, (c) 2]**

The CPs acknowledge that all new structures will be designed and constructed so that they can be extended, if need be, to a height of 200 feet for the purposes of co-location. Particular design criteria will be addressed at the time a Certificate of Filing is made.

The CPs co-location policy is attached hereto as Exhibit B.

8. **Demonstration, or indication of the need to demonstrate when the actual siting of facilities is proposed, that, if an existing communications or other suitable structure cannot be utilized, the antennas and any necessary supporting structure is located such that it meets all siting criteria per the Code [N.J.A.C. 7:50-5.4, (c) 4]**

The CPs acknowledge that compliance with siting criteria as outlined in the Code is required. Such criteria will be addressed for each individual facility at the time that an application for site approval is made to the Pinelands Commission.

The CPs certify that they have identified one or more locations for each approximate location that may currently meet the siting criteria and technical needs. The CPs further certify that any facilities which may have a visual impact as outlined in N.J.A.C. 7:50-5.4 (c) will be designed to minimize or avoid such impact to the maximum extent practicable.

9. **Demonstration, or indication of the need to demonstrate when the actual siting of facilities is proposed, that the antenna and any supporting structure does not exceed 200 feet in height, but, if of a lesser height, shall be designed so that the height can be increased to 200 feet if necessary to accommodate other local communications facilities in the future [N.J.A.C. 7:50-5.4, (c) 5]**

The CPs acknowledge that all new structures will be designed and constructed so that they can be extended, if need be, to a height of 200 feet for the purposes of co-location. Particular design criteria will be addressed at the time a Certificate of Filing is made.

The CPs co-location policy is attached hereto as Exhibit B.

10. **Demonstration that , where more than one entity is providing the same type of service or has a franchise for the area in questions, the Plan shall be agreed to and submitted by all such providers where feasible, and shall provide for the joint construction and use of the least number of facilities that will provide adequate service by all providers for the local communication system intended. Shared service between entities, unless precluded by Federal law or regulation, shall be part of the Plan when such shared services will reduce the number of facilities to be otherwise developed [N.J.A.C. 7:50-5.4, (c) 6].**

The Plan is agreed to and submitted by entities providing the same type of service (fully duplexed voice and data service in the 800 MHz range). These entities are as follows: Bell Atlantic Mobile (BAM), Comcast/Cellular One (Comcast), and Nextel Communications (NEXTEL). The Plan, as submitted, provides for the joint construction and use of the least number of facilities that will provide adequate service by all providers as indicated on the Comprehensive Map, Tab 3b, in the Comprehensive Map Summary, Tab 3a, and as described in the spreadsheet included, Conclusion - Facility Summary Chart, Tab 6. Regarding shared services: All parties acknowledge that the term "shared services" actually applies to "shared frequencies". It is the CP's position that the FCC regulations, by their intent to create competition among providers, do not, and should not, provide for the sharing of frequencies. Such a concept, even if it were technically and legally feasible, would not significantly reduce the number of sites. The CPs are aware that the Pinelands Staff has written to the FCC to obtain input on the issue. The CPs are not aware of any response to date.

**A REVIEW OF FUTURE TECHNOLOGIES RELATED TO
CELLULAR/WIRELESS COMMUNICATIONS**

Recently the FCC has allocated 120 MHz of new spectrum at 1900 MHz to the wireless telecommunications industry. The public has referred to the new licensees as PCS wireless carriers. The radio spectrum (PCS) is much higher in frequency than what has been in use for cellular (850 MHz). The results of the higher frequency is a slight reduction in range.

The PCS systems will provide service using 1900 MHz. The service uses cell sites and communicates with portable handheld phones. The power levels are similar to standard cellular.

The FCC has separated the 120 MHz into spectrum for six wireless carriers. The first three carriers received 30 MHz each and the remaining three were allocated 10 MHz each. The six wireless carriers in the Pinelands local area are AT&T Wireless, Sprint (MTA), Omnipoint, Comcast PCS, Nextwave, and Rivgam (BTA).

AT&T and Omnipoint are providing a version of Time Division Multiple Access (TDMA) digital technology network, while Sprint is providing a Code Division Multiple Access (CDMA) technology. The other carriers have yet to reveal their plans for the new spectrum.

Bell Atlantic Mobile, Comcast and Nextel, are currently providing both digital and analog services. Bell Atlantic Mobile is providing CDMA and Comcast is providing TDMA.

All of these technologies are capable of co-existing and sharing antenna support structures at the same base station location. Since the technologies are isolated by distinct frequencies, interference may be avoided by following guidelines specified by the FCC.

Mobile satellite service is still being developed and deployed on trial basis. Several satellite services have been launched but issues that hinder the provision of complete services continue to arise. This technology is intended to provide very wide range telephone service but the limitations such as coverage in buildings, size of equipment, and cost of services, still remain. Iridium, produced by Motorola, has been the most notable system in this area.

CO-LOCATION OPPORTUNITIES
FOR WIRELESS PROVIDERS
IN THE PINELANDS

In an effort to work with the communities of the New Jersey Pinelands to minimize the impact of wireless facilities, the Cellular Providers (CPs) have made a commitment to promote co-location. To the extent possible, they have made their existing tower structures available and will design and make all future structures available for use by other FCC-licensed wireless providers (WPs) in accordance with the policies set forth in this Exhibit B.

As a threshold matter, the parties to this Plan, including the Commission, recognize that a lessee can not grant more rights than it has under a lease. The CP's co-location policies under this Plan are as follows, subject always to this basic limiting principle:

A. Equal Access

1. Space on existing and proposed tower structures will be made available to other WPs in accordance with the process described in section E (Co-Location Procedures) below.
2. Requests for co-location will be considered in a timely manner.
3. No reciprocal agreements (e.g. quid pro quo access to another structure owned by the party requesting co-location) will be required to make an applicant eligible for co-location.
4. To facilitate initial and future co-locations, master agreements are encouraged.
5. The primary CP on a proposed tower structure will attempt to ensure that the lease allows for co-location by proposing and advocating lease agreement language that permits subleasing. Where the lessor does not permit subleasing, the CP agrees to be supportive of potential users in their attempts to work with the lessor.
6. Notice of construction of new structure will be provided in accordance with any relevant Pinelands Comprehensive Management Plan regulations.

B. Market Value Pricing

Co-location will be provided at fair market value rental rates. These rates will take into account rates in comparable leases for similar sites, and any site development costs incurred by the structure owner/operator during the site design, approvals, construction and maintenance stages for the site in question.

C. Design of Tower Structures

Tower structures will be designed to allow sufficient room for cables, antennas and equipment of future co-locators and to support the anticipated weight and wind load of their future additional facilities. Space for ground level maintenance, equipment shelter, and switching facilities will be reserved for future co-locators to the extent practical.

The tower structure will be designed to allow antenna attachment and independent maintenance at various heights.

The tower structure will be designed so as to be easily expandable to a height of 200 feet above ground level.

Relocation of existing antennas on a tower structure to accommodate a new co-locator will be permitted, if the new location(s) meet the existing co-locator's needs and the cost of the relocation is borne by the new co-locator. The relocation plans and schedules must be coordinated with the tower structure owner and in compliance with the lease agreement.

If any modifications (lease, structure, ground space, etc.) are required for an existing structure, the CP will attempt, at the time such modification is made, to make the site and structure suitable for co-location, both within the existing lease and otherwise.

D. Access and Utilities

Each co-locator will be responsible for independently obtaining and maintaining their respective required electric and telephone utility services. The tower structure owner or first tower user shall inform the telephone and electric companies, at the time of its utility installation, of the fact that the site may be occupied by other users in the future.

Co-locators will have (a) non-exclusive right of access for ingress and egress, seven (7) days a week, twenty four (24) hours a day, for the installation and maintenance of utility wires, poles, cables, conduits and pipes either over or underground, extending from the most appropriate public right of way to the tower structure area, and (b) access privileges to the tower facility area for all authorized personnel of co-locators for the maintenance and operation of their respective facilities.

E. Co-location Procedures

1. Application

When a WP has identified a need for service in an area where there is an existing or proposed CP tower structure, the WP may contact the CP and request the exact location, geographical coordinates, height and available ground space within the structure lease area, etc. Contacts for the CPs are as follows:

Company	Contact	Tel. No.	Fax No.
BAM	Engineering	610-715-6000	610-715-6029
COMCAST	Network Real Estate	610-995-5000	610-995-5224
NEXTEL	System Development	215-633-6300	215-633-6594

If the WP decides to pursue co-location on the structure, a formal application which contains information about the WPs radio frequency requirements, antennas specifications, equipment shelter dimensions, height of antennas, etc. will be provided to the tower owner. The application will be reviewed by the tower owner for any potential radio frequency interference issues, tower structural conflicts, electrical concerns, security or access issues, space availability, and lease term and regulatory compliance.

2. Approval

The application will be approved if there are no service disruptions or service affecting interference with existing signals, site operations or lease terms, regulatory conditions and lack of structural analysis failure issues. Existing site restrictions and technical incompatibility may not always permit co-location.

Should a structural analysis prove that the tower structure will not hold the additional antennas and equipment requested, the WP may investigate with the tower owner the possibility/feasibility and cost of modifying the tower structure or extending the height up to 200 feet subject to section E4, and relocating all existing users as necessary to accommodate the WP needs as well as the existing facilities and possible future co-locators. If the WP desires to pursue such reconstruction and/or relocation of antennas, and same is feasible, the CP will allow it provided such action does not cause unreasonable service disruptions or service affecting interference with existing signals, or cause interference with site operations, lease terms, regulatory conditions or future needs of the CP. CP retains all rights previously held, including, but not limited to, those regarding tower ownership, unless otherwise negotiated in the agreement with WP

Reasons for any denial of co-location requests will be provided to the applicant by the tower structure owner in writing.

3. Contract & Site Development

Once the tower owner approves the co-location application, a “co-location package” shall be supplied to the applicant by the owner including site plans and tower drawings. Concurrently, a license, sublease or other appropriate agreement, will be prepared, reviewed and executed by the parties.

Once an agreement for the specific site has been executed, site development and design will be coordinated between the tower owner and the applicant. Right of Way access will be provided in accordance with the agreement.

The WP will also contract with a design firm to prepare site plans and construction drawings as required by the WP and the tower owner (CP), and prepare the application for all required regulatory site plan approvals. When permits have been secured by the WP, a pre-construction meeting will be scheduled with the WP to ensure that all guidelines are followed in the planning and construction process with an emphasis on safety and security. Once construction is completed, access privileges to the secured lease area will be provided for all authorized personnel of the users of the facility for maintenance and operation in accordance with the agreement.

4. Application Period; Emergency Services; Compliance with Law

Applications to co-locate will continue to be accepted by the tower owner for a site as long as support structure space and ground space are still available. If sufficient ground space is not available, CP agrees to be supportive of potential users in their attempts to work with the lessor. Applications will be accepted on a first come first serve basis until the support structure can no longer hold additional facilities without compromising the service of existing co-locators or the structural integrity of the tower structure. CP reservations of co-location space in the Plan will be considered existing applications in terms of timing of submission since they are the basis upon which the Plan was created pursuant to N.J.A.C. 7:50-5.4(c)(6).

Co-location opportunities may be provided to emergency service providers free of tower rental charges utilizing the same procedures outlined in this section E.

All WPs must operate in compliance with all applicable local, state or federal, laws, rules and regulations.

LEVEL OF SERVICE UPON WHICH THIS PLAN IS BASED

N.J.A.C. 7:50-5.4 effectively provides that the Pinelands Commission's goal for the cellular facilities plan is to provide adequate service which serves the local communication needs of the Pinelands. The facilities proposed by the CPs in this plan are indeed those which are needed to provide adequate service to the Pinelands pursuant to the CPs FCC licenses and customer requirements.

Currently, portions of the Pinelands receive either inadequate or no cellular telephone service. In some cases, these may represent rather large geographic areas, many of which are located in the less populated portions of the region. In others, stretches along highway arteries are not adequately served, leaving coverage gaps which lead to dropped calls or to a customer's inability to receive or make a call. Indeed, as is described in the Comprehensive Map Summary facility descriptions, all of the proposed communication facilities are needed to provide coverage with only two facilities providing coverage and capacity relief.

In evaluating the need for service, the CPs relied upon three widely recognized parameters which help to define service levels. These are uniformly used by the CPs inside and outside the Pinelands and consist of:

1. Signal to Interference ratio at audio

This parameter describes the ratio of the power of the intended (desired) audio signal in the customer audio band (typically 30 - 3,400 Hz) to the power level of interference from all other sources in the same frequency band. In cellular radio, interference is typically the result of other signals in the same (RF) frequency band, present due to the practice of frequency re-use in other cells.

2. Dropped call rate

This parameter represents the ratio of the number of dropped calls to the total number of active calls in a service area. The "dropped call" rate is measured over a period of time. A "dropped call" is a previously active call, which was ended due to non-availability of cellular communication services to customers in the service area. For purposes of this plan, "non-availability" in the "service area" refers to customers (and equipment that serves customers) who are physically present inside the Pinelands, and is limited to services and equipment of the provider to the Pinelands customer. Specifically, a call dropped due to non-availability of service (or non-availability of equipment) to a

customer who is outside the Pinelands is not considered a “dropped call” for purposes of assessing the “dropped call” rate in the Pinelands.

3. Blocked call rate

This parameter represents the ratio of the number of blocked calls to the number of all dialed calls made in a service area. The “blocked call” rate is measure over a unit of time (order of magnitude of a minute). A “blocked call” is a dialing attempt from the service area that does not result in an active call due to non-availability of cellular phone service or equipment to the service area calling party. The probability of a “blocked call” can increase in the event of a public emergency located in an area of inadequate service. For the purposes of this plan, “non-availability” in the “service area” refers to customers (and equipment that serves customers) who are physically present inside the Pinelands, and is limited to services and equipment of the provider to the Pinelands customer. Specifically, a “blocked call” due to non-availability of service (or non-availability of equipment) to a customer who is outside the Pinelands is not considered a “blocked call” for purposes of assessing the “dropped call” rate in the Pinelands.

Though the CPs maintain that the establishment of technical need for service lies under the sole jurisdiction of the FCC, detailed technical information was provided to the Pinelands Commission’s technical consultants to allow them to independently evaluate the need for the proposed facilities. The CPs firmly believe that each of the currently proposed facilities is needed to provide minimum adequate service and recognize that, based upon CP provided information, the Commission’s technical consultants have evaluated the need for these facilities. The CPs have developed this plan to meet their anticipated service needs for the next ten years, however, any modification in technical standards may require evaluation changes to be used in the future.

MISCELLANEOUS EXISTING PINELANDS STRUCTURES NOT CURRENTLY OCCUPIED BY CPs

ID	NAME	dec_lat	dec_long	lat/d	lat/m	lat/s	lon/d	lon/m	lon/s	AMSL	Ov Str Ht	Str Typ
1	Hammonton	39.6438889	74.8225	39	38	38	74	49	21	243	113	TWR
2	Hammonton	39.6252778	74.7894444	39	37	31	74	47	22	325	225	TWR
3	Hammonton	39.6438889	74.8225	39	38	38	74	49	21	243	113	TWR
4	Waterford Works	39.7288889	74.8447222	39	43	44	74	50	41	1049	937	TWR
5	Waterford Works	39.7344444	74.8411111	39	44	4	74	50	28	1049	930	TWR
6	Cedar Brook	39.7444444	74.9122222	39	44	40	74	54	44	430	238	TWRS
7	Cedar Brook	39.7436111	74.9286111	39	44	37	74	55	43	350	200	TWR
8	Berlin	39.8036111	74.9330556	39	48	13	74	55	59	464	310	TWR
9	Medford Lakes	39.8452778	74.8291667	39	50	43	74	49	45	411	261	TWR
10	Vincetown	39.9522222	74.7680556	39	57	8	74	46	5	247	206	T - L TWR
11	Tabernacle	39.83	74.7361111	39	49	48	74	44	10	340	250	TWR
12	Jackson Twp	40.0713889	74.3561111	40	4	17	74	21	22	211	111	TWR
13	Whiting	39.9469444	74.4108333	39	56	49	74	24	39	258	109	TWR
14	Whiting	39.9016667	74.4066667	39	54	6	74	24	24	406	246	TWR
15	Chatsworth	39.8641667	74.5397222	39	51	51	74	32	23	457	300	TWRS
16	Chatsworth	39.8644444	74.5444444	39	51	52	74	32	40	500	350	TWR
17	Chatsworth	39.8422222	74.5452778	39	50	32	74	32	43	400	272	TWR
18	Manahawkin	39.6966667	74.2708333	39	41	48	74	16	15	183	132	TWR
19	Manahawkin	39.7536111	74.3116667	39	45	13	74	18	42	353	210	TWR
20	Manahawkin	39.7144444	74.2541667	39	42	52	74	15	15	300	230	TWR
21	Barnegat	39.7516667	74.2605556	39	45	6	74	15	38	389	300	TWR
22	Barnegat	39.7605556	74.2602778	39	45	38	74	15	37	397	283	TWR
23	Barnegat	39.7491667	74.3905556	39	44	57	74	23	26	430	331	TWRS
24	Barnegat	39.7577778	74.2497222	39	45	28	74	14	59	370	250	TWR
25	Nesco	39.6494444	74.6430556	39	38	58	74	38	35	170	100	F-TWR
26	Egg Harbor	39.3625	74.5822222	39	21	45	74	34	56	217	187	TWR
27	Egg Harbor City	39.5477778	74.6380556	39	32	52	74	38	17	566	499	TWR
28	Pleasantville	39.4861111	74.6002778	39	29	10	74	36	1	197	132	TANK
29	Pleasantville	39.4513889	74.5988889	39	27	5	74	35	56	218	142	TWR
30	Pleasantville	39.4552778	74.5880556	39	27	19	74	35	17	229	159	BLDG
31	Pleasantville	39.3855556	74.5797222	39	23	8	74	34	47	306	286	TWR
32	Pleasantville	39.4155556	74.5313889	39	24	56	74	31	53	300	255	TWR
33	Pleasantville	39.4130556	74.5230556	39	24	47	74	31	23	298	250	TWR
34	Pleasantville	39.4491667	74.5661111	39	26	57	74	33	58	165	105	BLDG
35	Pleasantville	39.4702778	74.5833333	39	28	13	74	35	0	235	165	TWR
36	Hamilton	39.4605556	74.6852778	39	27	38	74	41	7	340	270	TWR
37	McKee City	39.4569444	74.6397222	39	27	25	74	38	23	303	218	BLDG-TWR
38	Elwood	39.5547222	74.7147222	39	33	17	74	42	53	373	297	TWRS
39	Elwood	39.5558333	74.7463889	39	33	21	74	44	47	570	500	TWR
40	Elwood	39.5491667	74.7338889	39	32	57	74	44	2	392	312	TWR
41	Elwood	39.6022222	74.75	39	36	8	74	45	0	305	215	TWR
42	Absecon	39.4436111	74.5972222	39	26	37	74	35	50	230	163	TWR

MISCELLANEOUS EXISTING PINELANDS STRUCTURES NOT CURRENTLY OCCUPIED BY CPs

ID	NAME	dec_lat	dec_long	lat/d	lat/m	lat/s	lon/d	lon/m	lon/s	AMSL	Ov Str Ht	Str Typ
43	Mays Landing	39.4441667	74.6877778	39	26	39	74	41	16	285	225	TWR
44	Mays Landing	39.4369444	74.6841667	39	26	13	74	41	3	342	292	TWR
45	Mays Landing	39.4433333	74.695	39	26	36	74	41	42	260	210	TWR
46	Cologne	39.5094444	74.5936111	39	30	34	74	35	37	295	235	TWR
47	Northfield	39.3766667	74.5616667	39	22	36	74	33	42	373	353	TWR
48	Galloway Twp	39.4455556	74.5288889	39	26	44	74	31	44	168	145	TWR
49	Whitehorse	39.4569444	74.535	39	27	25	74	32	6	182	122	TWR
50	Woodbine	39.3208333	74.7711111	39	19	15	74	46	16	522	499	TWR
51	Woodbine	39.2352778	74.8108333	39	14	7	74	48	39	260	222	TWR
52	Woodbine	39.2419444	74.8130556	39	14	31	74	48	47	203	163	TANK
53	Woodbine	39.2277778	74.7905556	39	13	40	74	47	26	149	110	TWR
54	Petersburg	39.2533333	74.7222222	39	15	12	74	43	20	280	260	TWR
55	Milmay	39.4375	74.8677778	39	26	15	74	52	4	589	489	TWR
56	Dorothy	39.3980556	74.8191667	39	23	53	74	49	9	271	203	TWR
57	Folsom	39.6177778	74.8541667	39	37	4	74	51	15	294	209	TWR
58	Cumberland	39.3758333	74.9627778	39	22	33	74	57	46	305	255	TWR
59	Browns Mills	39.9602778	74.5094444	39	57	37	74	30	34	100?	100?	TANK
60	Atlantic City	39.4688889	74.5838889	39	28	8	74	35	2	317	250	TWR
61	Mizpah	39.480017	74.853009								180	TWR
62	Hamilton	39.486885	74.838456									F-TWR
63	Dennis	39.304554	74.860285									F-TWR
64	Egg Harbor	39.435683	74.625825									F-TWR
65	Bass River	39.641117	74.423703									F-TWR
66	Winslow	39.667967	74.900709									F-TWR
67	Medford Lakes	39.831566	74.811776									F-TWR
68	Tabernacle	39.8072222	74.589999	39	48	26	74	35	24			F-TWR
69	Woodland	39.890261	74.583783									F-TWR
70	Lacey	39.838434	74.338812									F-TWR

Note: All coordinates are NAD27

LOCATION OF EXISTING CP FACILITY STRUCTURES

dec_lat	dec_long	lat/d	lat/m	lat/s	lon/d	lon/m	lon/s	LABEL
39.648056	74.940833	39	38	53	74	56	27	30-BX,NP
39.678611	74.870556	39	40	43	74	52	14	45-BX,CX
39.758611	74.883333	39	45	31	74	53	0	29-CX,BX
39.857222	74.873889	39	51	26	74	52	26	44-CX
39.902222	74.822778	39	54	8	74	49	22	43-CX
39.830000	74.736389	39	49	48	74	44	11	26-CX
39.839444	74.736667	39	50	22	74	44	12	27-BX
39.971667	74.583333	39	58	18	74	35	0	39-BX
39.968889	74.591111	39	58	8	74	35	28	40-CX
40.050000	74.586667	40	3	0	74	35	12	38-BX
40.070833	74.357778	40	4	15	74	21	28	37-CX
39.958056	74.379444	39	57	29	74	22	46	24-BX,NP
39.864167	74.540000	39	51	51	74	32	24	41-BX,CX,NP
39.703889	74.532500	39	42	14	74	31	57	25-BP,CP,NP
39.457778	74.639722	39	27	28	74	38	23	49-CX
39.405556	74.572222	39	24	20	74	34	20	19-BX
39.436944	74.687222	39	26	13	74	41	14	50-BX,NX
39.286667	74.754722	39	17	12	74	45	17	51-CX
39.439444	74.856944	39	26	22	74	51	25	20-CP
39.555278	74.746389	39	33	19	74	44	47	31-CX
39.549722	74.735278	39	32	59	74	44	7	32-BX
39.623889	74.821667	39	37	26	74	49	18	47-BX
39.617500	74.820556	39	37	3	74	49	14	46-CX
40.111111	74.352500	40	6	40	74	21	9	36-BX
39.547222	74.637778	39	32	50	74	38	16	33-CP
39.715833	74.291944	39	42	57	74	17	31	42-BX
39.406667	74.829444	39	24	24	74	49	46	35-CP
39.479444	74.838889	39	28	46	74	50	20	34-BP,CP
39.841111	74.831111	39	50	28	74	49	52	28-BP
39.524028	74.653222	39	31	26.5	74	39	11.6	48-BX
39.452778	74.738889	39	27	10	74	44	20	52-CX
39.625000	74.788611	39	37	30	74	47	19	53-NX
39.560000	74.726111	39	33	36	74	43	34	54-NP

Note: All coordinates are NAD27

PINELANDS MANAGEMENT PLAN

7:50-5.4

7. Depth to Seasonal High Water Table, Plate 7, as amended as of August 21, 1995;
8. Hydrologic Soil Group, Plate 8, as amended as of August 21, 1995;
9. Soil Factors Limiting Use for Septic Tank Absorption Fields, Plate 9, as amended as of August 21, 1995;
10. Vegetation, Plate 10, as amended as of August 21, 1995;
11. Wildland Fire Hazard Classification, Plate 11, as amended as of August 21, 1995;
12. Watersheds Supporting Characteristics Pinelands Aquatic Communities, Plate 12;
13. Prehistoric Archaeologic Resources, Plate 13, as amended as of August 21, 1995;
14. Historic, Archaeologic and Architectural Resources, Plate 14, as amended as of August 21, 1995;
15. Cultural Subregions, Plate 15, as amended as of August 21, 1995;
16. Land Use, Plate 16, as amended as of August 21, 1995;
17. Sewer Service Areas, Plate 17, as amended as of August 21, 1995;
18. Water Service Areas, Plate 18, as amended as of August 21, 1995;
19. Solid Waste Disposal Sites, Plate 19, as amended as of August 21, 1995;
20. Transportation Systems, Plate 20, as amended as of August 21, 1995;
21. Major Public Land Holdings, Plate 21, as amended as of August 21, 1995;
22. Resource Extraction Areas, Plate 22, as amended as of August 21, 1995;
23. Ecological Critical Area Importance Values, Plate 27, as amended as of August 21, 1995;
24. Land Capability, Plate 28, as amended as of April 1, 1996;
25. Zoning maps, master plans and land use ordinances certified by the Commission under the provisions of N.J.A.C. 7:50-3;
26. Special Areas Map, Figure 7.1.

Petition for Rulemaking: amend Berkeley Township portion of Land Capability Map.

See: 20 N.J.R. 936(a), 1486(a), 2325(d).

Petition for Rulemaking: amend Manchester Township portion of Land Capability Map.

See: 21 N.J.R. 345(a), 1025(a), 1460(b), 1913(a), 2403(b).

Petition for Rulemaking: Revise the Pinelands Land Capability Map referred to in (a)24.

See: 23 N.J.R. 2062(d), 23 N.J.R. 2882(c).

Withdrawal of Petition for Rulemaking: Withdrawal of petition which had been published at 23 N.J.R. 2062(d).

See: 23 N.J.R. 2062(d), 23 N.J.R. 2882(c), 23 N.J.R. 3825(d).

Petition for Rulemaking: Revise the Pinelands Land Capability Map referred to in (a)24.

See: 26 N.J.R. 3752(a), 26 N.J.R. 4834(c).

Amended by R.1994 d.590, effective December 5, 1994.

See: 26 N.J.R. 165(a), 26 N.J.R. 4795(a).

Amended by R.1995 d. 449, effective August 21, 1995.

See: 27 N.J.R. 1557(a), 27 N.J.R. 1927(a), 27 N.J.R. 3158(a).

Amended by R.1996 d.170, effective April 1, 1996.

See: 27 N.J.R. 3532(a), 27 N.J.R. 3895(a), 28 N.J.R. 1848(a).

In (a)24 substituted April 1, 1996 for August 21, 1995.

7:50-5.4 Height limitations

(a) In all Pinelands Management Areas other than Regional Growth Areas and Pinelands Towns, no structure, including radio and television transmission and other communication facilities which are not accessory to an otherwise permitted use, shall exceed a height of 35 feet, except as provided in (b) below.

(b) The height limitation in (a) above shall not apply to any of the following structures, provided that such structures are compatible with uses in the immediate vicinity and conform to the objectives of N.J.A.C. 7:50-6, Part X: antennas which do not exceed a height of 200 feet and which are accessory to an otherwise permitted use, silos, barns and other agricultural structures, church spires, cupolas, domes, monuments, water towers, fire observation towers, electric transmission lines and supporting structures, windmills, smokestacks, derricks, conveyors, flag poles and masts, or aerials, solar energy facilities, chimneys and similar structures required to be placed above the roof level and not intended for human occupancy.

(c) The height limitation in (a) above shall not apply to the antenna and any supporting structure of a local communication facility of greater than 35 feet, provided that:

1. There is a demonstrated need for the facility to serve the local communication needs of the Pinelands, including those related to public health and safety, as well as a demonstrated need to locate the facility in the Pinelands in order to provide adequate service to meet these needs;

2. The supporting structure is designed to accommodate the needs of any other local communications provider which has identified a need to locate a facility within an overlapping service area;

3. The antenna utilizes an existing communications or other suitable structure, to the extent practicable;

4. If an existing communications or other suitable structure cannot be utilized, the antenna and any necessary supporting structure is located such that it:

- i. Meets technical operating requirements;

- ii. Minimizes visual impacts as viewed from publicly dedicated roads and highways and from other areas

7:50-5.4

ENVIRONMENTAL PROTECTION

frequented by the public by, in order of decreasing priority:

(1) Avoiding, to the maximum extent practicable, any direct line of sight from low intensive recreation facilities and campgrounds; and

(2) Minimizing the length of time that an antenna structure is visible from publicly dedicated roads and highways;

iii. Avoids, to the maximum extent practicable, visual impacts as viewed from the wild and scenic rivers and special scenic corridors listed in N.J.A.C. 7:50-6.105(a), the Pine Plains and area necessary to maintain the ecological integrity of the Pine Plains, as depicted on the Special Areas Map, Figure 7.1;

iv. Maintains a distance of at least five miles from the Forked River Mountains and otherwise minimizes visual impacts as viewed from the Forked River Mountains, as depicted on the Special Areas Map, Figure 7.1;

v. Minimizes visual impacts as viewed from existing residential dwellings located on contiguous parcels through adherence to the buffer and setback requirements established in the certified land use ordinances of the municipality in which the facility is proposed to be located; and

vi. If proposed in the Preservation Area District, Forest Area, Special Agricultural Production Area, or Rural Development Area, is located in one of the following areas:

(1) In a certified municipal commercial or industrial zone, including a mixed use zone which permits a variety of non-residential uses. If the facility is proposed in an industrial zone within the Forest or Preservation Area District where resource extraction is the primary permitted use, the facility shall be located on the parcel of an approved resource extraction operation in accordance with (c)4vi(3) below;

(2) On developed publicly owned lands within 500 feet of an existing structure, provided that the facility will be located on previously disturbed lands that have not subsequently been restored and that no facility will be located on State, county, or municipal conservation lands, State recreation lands or county and municipal lands used for low intensity recreational purposes;

(3) On the parcel of an approved resource extraction operation, provided that the facility will be located on previously disturbed lands that have not subsequently been restored;

(4) On the parcel of an existing first aid or fire station; or

(5) On the parcel of an existing landfill, provided that the facility will be located on previously disturbed lands that have not subsequently been restored;

5. The antenna and any supporting structure does not exceed 200 feet in height but, if of a lesser height, shall be designed so that its height can be increased to 200 feet if necessary to accommodate other local communications facilities in the future;

6. If the facility is proposed to be located in any Pinelands management area other than a Regional Growth Area or a Pinelands Town, a comprehensive plan for the entire Pinelands Area must be submitted to the Pinelands Commission for certification. If the facility is proposed to be located in a Military and Federal Installation Area, submission of such a plan shall only be required if the facility is to be located outside the substantially developed area of the installation. Said plan shall include five and 10 year horizons, a review of alternative technologies that may become available for use in the near future, and the approximate location of all proposed facilities. Said plan shall also demonstrate that the facilities to be located in the Preservation Area District, Forest Area, Special Agricultural Production Area and Pinelands Villages of Bamber Lake, Beckerville, Belcoville, Belleplain, Brookville, Chatsworth, Dorothy, Eldora, Elwood, Estell Manor, Green Bank, Jenkins, Lower Bank, North Dennis, Sweetwater, Warren Grove and Weekstown are the least number necessary to provide adequate service, taking into consideration the location of facilities outside the Pinelands that may influence the number and location of facilities needed within the Pinelands. Said plan shall also demonstrate consistency with (c)1 and 3 above and either demonstrate, or note the need to demonstrate, consistency with (c)2, 4 and 5 when the actual siting of facilities is proposed. Where more than one entity is providing the same type of service or has a franchise for the area in question, the plan shall be agreed to and submitted jointly by all such providers, where feasible, and shall provide for the joint construction and use of the least number of facilities that will provide adequate service by all providers for the local communication system intended. Shared service between entities, unless precluded by Federal law or regulation, shall be part of the plan when such shared services will reduce the number of facilities to be otherwise developed.

i. Upon receipt of the comprehensive plan, or amendments to a previously approved plan, the Executive Director shall give notice of and set the date, time, and place for a public hearing for consideration of the plan. The public hearing shall be held by the Executive Director within 60 days following receipt of the comprehensive plan in accordance with the provisions of N.J.A.C. 7:50-4.3.

PINELANDS MANAGEMENT PLAN

7:50-5.12

ii. Upon completion of the public hearing, the Executive Director shall review the comprehensive plan and the record of the hearing and shall, within 90 days following receipt of the plan, submit a report to the Commission setting forth proposed findings and a recommended order as to whether the plan is in conformance with the minimum standards of this section.

iii. Upon receipt of the report of the Executive Director, the Commission shall review the findings, conclusions, and recommendation of the Executive Director and shall, within 120 days following receipt of the plan, approve, approve with conditions or disapprove the plan. If the plan is disapproved or conditionally approved, the Commission shall specify the changes necessary in order to secure Commission approval of the plan.

iv. Upon Commission approval of a comprehensive plan, the Commission shall review any proposed development in accordance with the standards of N.J.A.C. 7:50-5.4(c)1 through 3, 4i through v and 5, the approved plan, and the other standards of this Plan.

v. Applicants may propose amendments to an approved plan from time to time. Any such amendments shall be agreed to and submitted jointly by all of the local communications providers who provide the same type of service or have a franchise within the Pinelands Area. Operators with newly awarded franchises that did not participate in the development of the original plan shall be given the opportunity to participate in the proposal of amendments. In the event that any provider declines to participate in the amendment process, the Commission may proceed with its review of the amendment. All amendments shall be reviewed by the Commission according to the requirements set forth in (c)6 above and according to the procedures set forth in (c)6i through iii above;

7. A certification is submitted to the Commission and the appropriate municipality every five years that the facility is still in use and that its current height can not be decreased because of operational needs. Any facility shall be removed and restoration of the parcel shall be completed in accordance with N.J.A.C. 7:50-6.24 within 12 months of the original user or users ceasing operations, unless the Commission determines that the facility is necessary for additional users that otherwise would qualify for the construction of a new local communications facility pursuant to this section. Any oversized facility shall be reduced within 12 months of the certification.

(d) Computer simulation models, photographic juxtaposition and other similar techniques may be used by the Commission in determining compliance with the visual impact standards set forth in (c)4ii, iii and iv above.

Amended by R.1994 d.590, effective December 5, 1994.
See: 26 N.J.R. 165(a), 26 N.J.R. 4795(a).
Amended by R.1995 d.449, effective August 21, 1995.

See: 27 N.J.R. 1557(a), 27 N.J.R. 1927(a), 27 N.J.R. 3158(a).
Amended by R.1996 d.225, effective May 20, 1996.
See: 27 N.J.R. 3878(a), 28 N.J.R. 2596(a).
In (c)7 substituted 7:50-6.24 for 7:50-6.23(a)1 through 6.

7:50-5.5 Setback standards

(a) All buildings within the Preservation Area District, Rural Development Area, and Forest Area shall be set back from public, paved roads in accordance with N.J.A.C. 7:50-6.103 and 104.

(b) All structures within 1,000 feet of rivers designated in N.J.A.C. 7:50-6.105(a) shall be screened in accordance with the requirements set forth therein.

Amended by R.1994 d.590, effective December 5, 1994.
See: 26 N.J.R. 165(a), 26 N.J.R. 4795(a).

7:50-5.6 through 7:50-5.10 (Reserved)

PART II—PINELANDS MANAGEMENT AREAS

7:50-5.11 Purpose

In order to ensure that the development and use of land in the Pinelands meet the minimum standards of this Plan, the Pinelands Commission hereby finds that it is necessary to establish eight management areas governing the general distribution of land uses and intensities in the Pinelands. Except for Special Agricultural Production Areas and the Pinelands Villages, the boundaries of the Management areas are set forth on the Land Capability Map identified in N.J.A.C. 7:50-5.3. Special Agricultural Production Areas and additional Agricultural Production Areas may be created as an element of a municipal master plan or land use ordinance under the provisions of N.J.A.C. 7:50-5.14 and 5.15. The boundaries of Pinelands Villages shall be delineated in accordance with the criteria in N.J.A.C. 7:50-5.16. The boundaries of the management areas may be refined and/or adjusted in municipal master plans and land use ordinances provided that the Commission determines that the goals and objectives of this Plan will be implemented by the proposed municipal master plan or land use ordinance under the municipal plan certification procedures of subchapter 3.

Case Notes

Management areas established; regulation not shown to reduce land prices for property tax valuation. Riorano, Inc. v. Weymouth Twp., 4 N.J.Tax 550 (Tax Ct.1982), affirmed 6 N.J.Tax 253.

7:50-5.12 Pinelands Management Areas established

(a) The following Pinelands Management Areas are hereby established:

1. Preservation Area District;
2. Forest Areas;
3. Agricultural Production Areas;
4. Special Agricultural Production Areas;

7:50-S.12

ENVIRONMENTAL PROTECTION

5. Rural Development Areas;
6. Pinelands Villages and Pinelands Towns;
7. Regional Growth Areas;
8. Military and Federal Installation Areas.

Case Notes

Pinelands Protection Act and implementing regulations did not violate takings clause. *Gardner v. New Jersey Pinelands Com'n*, 125 N.J. 193, 593 A.2d 251 (1991).

Pinelands comprehensive management plan was not illegal exaction. *Gardner v. New Jersey Pinelands Com'n*, 125 N.J. 193, 593 A.2d 251 (1991).

Certification and approval of master plan which designated forest area as municipal reserve area was improper where municipal reserve area created was immediately adjacent to forest area. *In Re: Certification of Master Plan and Land Use Ordinances of Berkeley Twp.*, 214 N.J. Super. 390, 519 A.2d 901 (App.Div.1986).

7:50-S.13 Goals and objectives of Pinelands Management Areas

(a) The Preservation Area District is the heart of the Pinelands environment and represents the most critical ecological region in the Pinelands. It is an area of significant environmental and economic values that are especially vulnerable to degradation. This large, contiguous, wilderness-like area of forest, transected by a network of pristine wetlands, streams and rivers, supports diverse plant and animal communities and is home to many of the Pinelands' threatened and endangered species. The area must be protected from development and land use that would adversely affect its long-term ecological integrity.

(b) Forest Areas are similar to the Preservation Area in terms of their ecological value and, along with the Preservation Area, serve to provide a suitable ecological reserve for the maintenance of the Pinelands environment. These undisturbed, forested portions of the Protection Area support characteristic Pinelands plant and animal species and provide suitable habitat for many threatened and endangered species. These largely undeveloped areas are an essential element of the Pinelands environment, contain high quality water resources and wetlands, and are very sensitive to random and uncontrolled development. Although the overall type and level of development must be strictly limited, some parts of the Forest Areas are more suitable for development than others provided that such development is subject to strict environmental performance standards.

(c) Agricultural Production Areas are areas of active agricultural use, together with adjacent areas of prime and unique agricultural soils or soils of statewide significance, which are suitable for expansion of agricultural operations. In order to maintain agriculture as an essential element of the Pinelands region, the level and type of development must be controlled to prevent incompatible land uses from infringing upon these important land resources.

(d) Special Agricultural Production Areas are discrete areas within the Preservation Area District which are primarily used for berry agriculture or horticulture of native Pinelands plants. They represent a unique and essential element of the Pinelands economy and, because they are generally compatible with the ecological values of the Preservation area, are a part of the essential character of the Pinelands. In order to maintain these agricultural uses in a manner which recognizes their integral relationship to the Preservation Area, very strict limits on non-agricultural land uses are necessary.

(e) Rural Development Areas are areas which are, on an overall basis, slightly modified and may be suitable for limited future development subject to strict adherence to the environmental performance standards of N.J.A.C. 7:50-6. They represent a balance of environmental and development values that is intermediate between the pristine Forest Areas and existing growth areas; however, some parts are more suitable for development than others due to existing development and an absence of critical ecological resources.

(f) Pinelands Villages and Towns are existing spatially discrete settlements in the Pinelands. These traditional communities are appropriate for infill residential, commercial and industrial development that is compatible with their existing character.

1. Pinelands Area Villages are:

- i. Bamber Lake;
- ii. Beckerville;
- iii. Belcoville;
- iv. Belleplaih;
- v. Blue Anchor;
- vi. Brookville;
- vii. Cassville;
- viii. Chatsworth;
- ix. Collings Lake;
- x. Cologne-Germania;
- xi. Cumberland-Hesstown;
- xii. Delmont;
- xiii. Dennisville;
- xiv. Dorchester-Leesburg;
- xv. Dorothy;
- xvi. Eldora;
- xvii. Elm;
- xviii. Elwood;
- xix. Estell Manor;

Tab 5
Public Need

PUBLIC NEED

Pursuant to N.J.A.C. 7:50-5.4, the Cellular Providers (CPs) must demonstrate the need for the facility to serve the local communication needs of the Pinelands, including those related to public health and safety. The proposed facilities are needed to provide minimum adequate service to the Pinelands pursuant to the CPs FCC licenses and customer requirements. In fact, the Federal Government has made wireless communications a priority as evidenced by the enactment of the Telecommunications Act of 1996. Reliable coverage is necessary for calls of convenience and, more importantly, calls of necessity. Over 600,000 9-1-1 calls are made each year in the US from cellular phones (that's 41 calls per minute!). This benefits not only those who have phones, but also other individuals who may be in need and benefit from a cellular customer making a call for them. Calls are also made to other "Emergency Services" such as Coast Guard Boater's Assistance, Assistance on Major State Roadways, and the State Police. Per a USA Today article, forty-six percent (46%) of all new customers list safety and security as the number one reason for purchasing a phone. Cellular service has also been utilized during disaster situations such as the Edison Gas Leak; Hurricanes Fran, Andrew, and others; San Francisco Earthquake; and the Oklahoma Bombing. Cellular service is widely used by Emergency Medical Services, Police, and Firefighters. The following articles as well as the enclosed testimony by EMS personnel illustrate these facts. The transcripts and articles provided represent a small portion of those available. Rather than include all supporting documentation, the CPs have attempted to provide that information most relevant to the Pinelands Region and surrounding areas.

a. Local Public Need

Bell Atlantic Mobile

Toll & Airtime Free Calls

Available in Philadelphia Region, Southern New Jersey & Delaware

- | | |
|--------------|------------------------------------------------------------------------|
| *BAM (*226) | Bam Information Line |
| *911 | Emergency Services |
| *CG(*24) | Coast Guard Boaters' Assistance |
| *11 | Assistance on the Pennsylvania Turnpike |
| #95 | Assistance on the New Jersey Turnpike |
| #77 | Assistance on the Delaware Turnpike |
| *JAM (*526) | Tips from Metro Traffic consultants who will guide you through traffic |
| #WAFL (#977) | WAFL Traffic Desk, Dover, DE |
| *1350 | WPST and WHWH radio traffic and to report |
| *12 | Assistance on the Blue Route, Rt 476 |
| *611 | Bell Atlantic Mobile Tech Support |
| *ACX | Assistance on the Atlantic City Expressway |





American Radio Relay League

Hudson Division Northern NJ Section

Roy Edwards AB2RE, Section Manager Paul J. Toth KB2WNZ Section Emergency Coordinator

November 11, 1997

Ms. Deirdre O'Brien
Bell Atlantic Mobile, Inc.
Plymouth Meeting, PA

Dear Deirdre:

On behalf of the spotter corp of the National Weather Service SKYWARN program and on behalf of the American Radio Relay League, I would like to extend my sincere thanks to you and Bell Atlantic Mobile for allowing the siting of the APRS repeater on your tower at Marmora, NJ.

The Marmora site is a crucial location for the SKYWARN program. The operation of this repeater will provide live weather data to the National Weather Service Forecast Office in Mt. Holly, NJ. The APRS repeater will also provide coverage to support other Amateur Radio Public Service Communications activities, including enhanced coverage for American Red Cross Disaster Communications through Southeast NJ each year.

We are happy to have the generosity of corporate sponsors like Bell Atlantic Mobile. Without your support, Amateur Radio's ability to meet our mandate of providing public service and emergency communications services would be substantially reduced. Thank you, again, on behalf of the thousands of Amateur Radio operators in New Jersey for providing access and use of your tower facility at Marmora.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul J. Toth', written in a cursive style.

Paul J. Toth
KB2WNZ
Section Emergency Coordinator - ARRL/Hudson Division/NNJ
SKYWARN Technical Committee - Mt. Holly FO

Cellular phone program tries to make great outdoors safer

WINNING STRATEGIES

PUBLICATION: Trentonian (Trenton, NJ)

CIRCULATION: Daily - 76,930

DATE: Monday, June 23, 1997

Full article also ran again on 6/24



JIM FITZSIMMONS

WEST WINDSOR — The summer of '97 has made a blistering debut. And for many folks that means more sunbathing at the Shore, swimming in the backyard pool and visits to mountains and parks.

With this increase in outdoor activities, though, comes the likelihood that people are going to experience safety hazards and mishaps.

Not to worry, though, say officials at Bell Atlantic NYNEX Mobile. Thanks to the company's "safe summer program," they recently made it possible for a goodly number of rangers, lifeguards and recreation directors in New Jersey, Pennsylvania and Delaware to be outfitted with cellular phones to be used in case of an emergency.

Although the program is 3 years old, it's picking up added steam this summer. In all, more than 100 phones are being loaned out to various recreation programs and beach patrols between Memorial Day and Labor Day.

In New Jersey, the Mercer County Park Commission is one of 24 agencies selected to participate in the program. During a recent presentation of the phones at the Boathouse Marina at Mercer County Park, Bob Prunetti, the county executive, said he viewed the phones as "an invaluable asset" in helping to promote safety among visitors to the county's West Windsor-based park this summer.



Frank Ragazzo (center), Mercer County Park executive director, tests a loaned cellular phone with Bell Atlantic NYNEX Mobile rep Carol Lasota and Chief Park Ranger William Haines. Trentonian file photo

Robert F. Stott, Bell Atlantic NYNEX Mobile's regional president, said the May observance of "Cellular Safety Week" provided the safe summer program with considerably more exposure and public impact. "We're proud to play a vital role in helping parks and recreation programs stay safe," said Stott, "and (cellular week) gave us the opportunity to spread the word about how cellular phones can be critical safety tools in crime-stopping, life-saving and

good Samaritan efforts."

Actually, the summer program is just a part of the company's ongoing "Wireless-at-Work," which according to Stott, was created to identify and fulfill the charitable needs of organizations throughout its service area.

Based in Bedminster, Bell Atlantic NYNEX Mobile is the largest wireless service provider on the East Coast, and second largest in the U.S.

The company was formed

through a merger of cellular operations in July 1995, and today it has 4.6 million customers and 6,500 employees.

The company also owns and operates the most extensive wireless network on the East Coast, covering some 111,000 square miles. It also the nation's largest chain of wireless retail stores, offering a full range of wireless personal communications services, including voice, data and paging devices.

FOR IMMEDIATE RELEASE
FEBRUARY 1997

BELL ATLANTIC NYNEX MOBILE HELPS TO PREVENT FOREST FIRES
IN NEW JERSEY

Company loans cellular phones to the Department of Environmental
Protection's Division of Parks and Forestry

Trenton, NJ -- In an effort to help against the threat of forest fires in the State of New Jersey, Bell Atlantic NYNEX Mobile has loaned 12 cellular phones to the state's Department of Environmental Protection, Division of Parks and Forestry. As part of its "Wireless At Work..." initiative, the company will enhance the communications capabilities of state forest rangers statewide by providing them with phones during the height of the forest fire season -- from March to May. Wireless at Work was created to identify and fulfill the charitable needs of organizations throughout Bell Atlantic NYNEX Mobile's service area.

Forest rangers will use the phones for regular daily communication while in the field; to contact other rangers, or headquarters, in the event of an emergency; and to assist visitors.

"Through out 'Wireless at Work' program, Bell Atlantic NYNEX Mobile is committed to providing communications tools to organizations that need them most," said Bob Stott, regional president of Bell Atlantic NYNEX Mobile. "When state organizations such as the Division of Parks and Forestry ask for our assistance, which will help them to do their job more efficiently, we jump at the opportunity because we know that it

will help to keep the forests in New Jersey safer."

New Jersey forest areas receiving phones and service from Bell Atlantic NYNEX Mobile are:

"With the success of the safe parks program throughout the summer, we know that these phones will help us especially during the forest fire season," said Carl Nordstrom from DEP. "Fires can spread very quickly and our rangers need the communication capabilities to contact one another or an emergency service."

#

WINNING STRATEGIES

PUBLICATION: Asbury Park Press

CIRCULATION: Weekday: (160,324); Saturday: (160,324); Sunday: (230,105)

DATE: MAY 20, 1997 TUESDAY

Rangers on Island Beach receive cellular phones

■ **JUST BECAUSE** Island Beach State Park is a delicately preserved stretch of peninsula between Barnegat Bay and the Atlantic Ocean, don't think for a second that park rangers there are going to turn down some high-tech gifts. ^{709E}

For the third consecutive summer, state park officials yesterday accepted three cellular telephones from Bell Atlantic NYNEX Mobile.

Whether swimmers get stuck in a rip current or a rower has a heart attack while canoeing, cellular phones can help provide that quick initial response that is so critical, said William Vibbert, superintendent at Island Beach State Park.

"With these phones, we can just pick it up, push a button and have a helicopter or the Coast Guard here," Vibbert said. "With the activities we have here, a quick response can mean the difference between life and death."

Before officials began using the cell phones, they relied exclusively on short wave radio, which they continue to use for most routine patrols at the 2,700-acre park south of Seaside Park.

Even routine problems on patrol, such as alcohol on the beach, people climbing on dunes or illegal fishing, could be reported rapidly to rangers who are on foot patrol with cellular phones, said Joe Franzer, the park's chief ranger.

"We are notified and take care of the problem promptly," Franzer said.

In addition, rangers and guides conducting boat or nature tours could be warned of bad weather, officials said.

More than 100 phones are being loaned to parks in Delaware, New Jersey and Pennsylvania by the company during its "Safe Summer Program," NYNEX spokeswoman Pam Sweeney Boyd said.

The phones, which are leased for use between Memorial Day and Labor Day, come with \$25 worth of usage per phone per month, Boyd said.

WINNING STRATEGIES

PUBLICATION: *County Reporter* (Cologne, NJ)

DATE: June 26, 1997

Beaches, State Parks Rely on Cell Phones to Get Help to Those in Distress

709E
ATLANTIC CITY - Sun bathing at the shore... swimming at the pool... hiking in the park. . . While summer means fun, it also means people are more likely to experience safety hazards and other mishaps due to the increased number of visitors and outdoor activities.

Thanks to Bell Atlantic NYNEX Mobile's "Safe Summer Program" several rangers, lifeguards and recreation directors throughout Pennsylvania, New Jersey and Delaware will have cellular phones for emergency purposes and to enhance communications capabilities.

The program, which began on a smaller scale three years ago, puts cellular phones in the hands

of the people needing them the most during the height of the tourist season - Memorial Day to Labor Day. This year, with more than 100 phones being loaned, the "Safe Summer Program" has expanded into new areas like recreation programs and beach patrols.

According to Robert F. Stou, regional president of Bell Atlantic NYNEX Mobile, "We're proud to play a vital role in helping the region's state parks and recreation programs stay safe. Cellular Safety Week also gives us the opportunity to spread the word about how cellular phones have proved to be critical safety tools in crime-stopping, life-saving, and good Samaritan ef-

forts."

The following list comprises the 1997 "Safe Summer Program" participants.

In New Jersey, 24 State Parks including Island Beach State Park, Wharton and Lebanon State Forest will take part. The Atlantic City Beach Patrol, a new partner with Bell Atlantic NYNEX Mobile, will receive 21 phones to enhance safety measures during the summer.

The "Safe Summer Program" is part of Bell Atlantic NYNEX Mobiles "Wireless At Work" initiative which was created to identify and fulfill the charitable needs of organizations throughout its service area. f

WINNING STRATEGIES

PUBLICATION: *THE TRENTONIAN*

CIRCULATION: *76,930 (WEEKDAY)*

DATE: *MAY 21, 1997*

\$ BUSINESS **\$ in brief**

Mercer Rangers get loan of cell phones

WEST WINDSOR — Mercer County Park Rangers will be ready for any emergency this summer — particularly if it requires using a cellular phone.

Officials of Bell Atlantic NYNEX Mobile saw to that yesterday when they presented County Executive Bob Prunetti, Freeholder Pat Migliaccio and Frank Ragazzo, head of the Mercer County Park Commission, with an array of loaner cellular phones to be used in emergencies.

During the presentation at Mercer County Park's Boathouse Marina, Sudha Anand of Bell Atlantic NYNEX Mobile said rangers will have use of the phones between Memorial Day and Labor Day. Also as part of its "Safe Summer Program," Anand said the company is waiving normal activation charges.

FOR IMMEDIATE RELEASE

CONTACT: Liz Thomas/Pam Sweeney Boyd (609) 727-1200

June 19, 1997

**BELL ATLANTIC NYNEX MOBILE EXPANDS ANNUAL
SAFE SUMMER PROGRAM IN TRI-STATE REGION**

***** ATLANTIC CITY BEACH PATROL TO RECEIVE LOAN OF 21 PHONES *****

ATLANTIC CITY, NJ - Sun bathing at the shore. . . swimming at the pool . . . hiking in the park . . . While Memorial Day traditionally kicks off the season of summer fun, it also means people are more likely to experience safety hazards and other mishaps due to the increased number of visitors and outdoor activities.

Thanks to Bell Atlantic NYNEX Mobile's "Safe Summer Program," several rangers, lifeguards and recreation directors throughout Pennsylvania, New Jersey and Delaware will have cellular phones for emergency purposes and to enhance communications capabilities.

The program, which began on a smaller scale three years ago, puts cellular phones in the hands of the people needing them the most during the height of the tourist season - Memorial Day to Labor Day. This year, with more than 100 phones being loaned, the "Safe Summer Program" has expanded into new areas like recreation programs and beach patrols. Many of the phones will be loaned to these individuals during national "Cellular Safety Week," May 19 - 26, which recognizes the significant role cellular phones play in promoting safety.

According to Robert F. Stott, regional president of Bell Atlantic NYNEX Mobile, "We're proud to play a vital role in helping the region's state parks and recreation programs stay safe. Cellular Safety Week also gives us the opportunity to spread the word about how cellular phones have proved to be critical safety tools in crime-stopping, life-saving, and good Samaritan efforts."

The following list comprises the 1997 "Safe Summer Program" participants.

In New Jersey, 24 State Parks including Island Beach State Park, Wharton and Lebanon State Forest will take part as well as Camp Sunny Side in Camden County and Mercer County Park Commission. **The Atlantic City Beach Patrol, a new partner with Bell Atlantic NYNEX Mobile, will receive 21 phones to enhance safety measures during the summer.**

- more -

BANM Safe Summer Program/Add 1

In Pennsylvania, the Department of Conservation and Natural Resources (DCNR) Bureau of State Parks is participating for the third year. New to the program is the Philadelphia Recreation Department's Aquatics Program.

In Delaware, a new participant, the City of Wilmington's Department of Parks and Recreation, will use the phones for several organized activities. The State of Delaware's Division of Parks and Recreation will participate for the third year to include: Brandywine Creek, Lums Pond, White Clay Creek, Killens Pond, Cape Henlopen, Delaware Seashore and Fenwick Island.

The "Safe Summer Program" is part of Bell Atlantic NYNEX Mobile's "Wireless At Work" initiative which was created to identify and fulfill the charitable needs of organizations throughout its service area.

Bell Atlantic NYNEX Mobile is the largest wireless service provider on the East Coast and the second largest in the United States. The company owns and operates the most extensive network in the east, covering 111,000 square miles, and the largest chain of wireless retail outlets offering a full range of wireless personal communications services, including voice, data and paging.

Based in Bedminster, NJ, Bell Atlantic NYNEX Mobile has 4.6 million customers and 6,500 employees in the Northeast, mid-Atlantic, Southeast, and, through a separate subsidiary, in the Southwest. The company was formed in July, 1995, by combining the cellular operations of Bell Atlantic Mobile and NYNEX Mobile.

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WINNING STRATEGIES

PUBLICATION: *Ocean County Observer* (Toms River, NJ)

CIRCULATION: Daily & Sunday: 18,795

DATE: Friday, July 25, 1997

Bell Mobile donates cell phones

709E
TOMS RIVER — As part of its Wireless at Work community program, Bell Atlantic NYNEX Mobile has donated seven cellular phones to the Domestic Violence Unit of the Ocean County Prosecutor's Office.

The Wireless at Work program was created in February 1996 to identify and fulfill the charitable needs of organizations throughout the Bell Atlantic NYNEX Mobile service area. The request for the phones came from Ocean County Prosecutor Daniel J. Carluccio, who said the phones, programmed to call 911, will be used by the women in the domestic violence unit for emergency purposes.

WINNING STRATEGIES

PUBLICATION: *Ocean County Reporter* (Manchester) - Toms River, NJ)

CIRCULATION: Thursday 17,133

DATE: October 2, 1997

Cell Phones to Benefit American Red Cross

Toms River - 200LN

Interstate Cellular, an authorized agent for Bell Atlantic Mobile, announced this week its plans to make a donation to the American Red Cross.

As part of a goal to save new and existing cellular customers over \$1,000,000 through the end of the NFL season, Jim Bickel, President of Interstate Cellular, will donate \$5,000 to the charity's local chapter.

"When our goal is reached," states Mr. Bickel, "It will be a Super Bowl win for us and the community."

As an avid football fan and local business owner, Mr. Bickel thought of the \$1,000,000 goal as a way to have fun building his new Toms River office and at the same time help out a great organization in the American Red Cross.

"The goal is definitely attainable," states Doug Hall, Corporate Sales Manager, "With Jim's 20 years experience in the wireless industry he's an expert in the field and shares that expertise with our customers, resulting in real monthly savings off their current cellular phone charges."

Cellular phones have always been a valuable work tool in the business sector but the staggering potential is in the private sector. More and more people are realizing the value of the cell phone, particularly on the highways. According to Mr. Bickel, "Eighty percent of my customers realize the urgency of getting cellular service before they are victims in an automobile mishap on the road." "People finally decide to get a cell phone when one too many times they say - if I only had a phone I could have called for assistance," continued Mr. Bickel.

With a 400% increase in cell phone use by people aged 60 and over, the cell phone can be seen as one of today's best safety precautions when it comes to driving.

Stop by and see Interstate Cellular at their new convenient location at 47 Rt.37 East in Toms River.

WINNING STRATEGIES

PUBLICATION: Ocean County Observer

CIRCULATION: Weekday: 18,794; Sun: 17,000

DATE: *Wed. April 23, 1997*

Battered women get cell phone safety net

FRONT PAGE

709E
Battered Ocean County women will be getting added protection from cellular telephones from Bell Atlantic NYNEX Mobile today.

Seven of the telephones, programmed to call 911, will be donated to the domestic violence unit of the Ocean County Prosecutor's Office.

They will be given to women "in extreme danger of attack" who have gotten a domestic violence restraining order, attended counseling, and agreed to testify against their abuser, explained Prosecutor Dan Carluccio.

Helen Hasson and Kathy O'Shaughnessy, mobile direct sales managers for Bell Atlantic, will present the phones to Carluccio this morning.

Women in the domestic violence program are now protected by a system that allows them to press a pin to tell police they need help. The system can't be used if the women leave home.

With the cell phones, Carluccio said, domestic violence victims "will be able to live normal lives while maintaining a sense of security."

Representatives of Providence House, which shelters battered women, will be on hand for today's presentation.

The donation is part of Bell Atlantic's "Wireless at Work" program.



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Transcript

DATE October 1, 1997
TIME 1:00-1:30 PM
STATION WILM-AM 1450
LOCATION Wilmington, Del.
PROGRAM News

Andrea Kramer, anchor:

October is Domestic Violence Awareness Month. And a host of events are scheduled to provide information and strength to those who are in such situations.

Margaret Parsons spoke at the kick-off ceremony on Rodney Square today. She says it's tough to get out of violent situations.

Margaret Parsons (Spokesman): We had to have him removed from the house. He was waiting for me with a loaded thirty-eight. So, it was time.

Kramer: Parson says once you get out, no matter how you do it, you can move on with your life. That's the message being touted by the Delaware Coalition Against Domestic Violence during the month of October.

Bell Atlantic Mobil is donating forty voice-mail boxes and twenty cell phones to the State Domestic Violence Coordinating Counsel.

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FOR IMMEDIATE RELEASE
SEPTEMBER 24, 1996

CONTACT: LIZ THOMAS
609-396-8300

**BELL ATLANTIC NYNEX MOBILE LAUNCHES
"WIRELESS AT WORK..." PROGRAM IN LAKEWOOD, NJ**

Community Watch Association receives cellular phone
to help during emergency situations

As a part of its ❖Wireless at Work...❖ community program, Bell Atlantic NYNEX Mobile has donated a cellular phone to the Woodlake Manor Community Watch Association in Lakewood, NJ. The ❖Wireless at Work...❖ program was created in July 1995 to identify and fulfill the charitable needs of organizations throughout Bell Atlantic NYNEX Mobile's service area.

The request for the phone came from Steven Sheehan, a member of the watch group, who said the phone will give members a direct link to the police during an emergency situation.

❖Having a cellular phone gives the watch members a greater sense of security,❖ said Sheehan. ❖Before, community members were hesitant to participate because they feared being in a dangerous situation with no communications capabilities. Since we received the phone, our membership has doubled.❖

-more-

The phone will be used by community watch members when they patrol the neighborhood. If an emergency situation occurs, members will dial 911, thus alerting the police and the neighborhood security patrol, which is equipped with a police scanner.

When it comes to the safety of a community, Bell Atlantic NYNEX Mobile believes in getting involved through the 'Wireless at Work' program, said Kathy O'Shaughnessy, direct sales manager for Bell Atlantic NYNEX Mobile. This program allows us to help community watch organizations like the Woodlake Manor Association protect their own neighborhoods by providing them with the communications tools they need.

Bell Atlantic NYNEX Mobile is the largest wireless service provider on the East Coast and the second largest in the United States. The company offers a full range of wireless personal communications services, including voice, data and paging. Based in Bedminster, NJ, Bell Atlantic NYNEX Mobile has nearly four million customers and 5,800 employees in the Northeast, mid-Atlantic, Southeast, and, through a separate subsidiary, in the Southwest. The company was formed in July, 1995 by combining Bell Atlantic Mobile's and NYNEX Mobile's cellular operations.

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THE RECORD

TUESDAY, OCTOBER 7, 1997

NW SECTION L

Cellular phone signals used to locate lost hikers

The caller was worried. His wife and 14-year-old son, who had gone hiking, strayed off the trail and were lost in the woods of the Palisades. It was 6:30 p.m., and there was only about half an hour of daylight left. A storm was predicted that night. It was already raining.

"There are cliffs there, and when it rains it makes for the possibility of a rock slide," said Sgt. Andrew Rich of the Palisades Interstate Parkway Police, who took the call. "It's a bad situation for any hiker to be on those trails during the rain, especially when it's dark."

Finding the mother and son would entail a 15-mile search from Alpine to the Tappan Zee Bridge. How were

they going to find them?

Technology provided the answer.

The woman had used her cellular phone to call her husband for help. Now, police were going to use the same phone to help find her.

An officer at headquarters who sells car phones on the side was the first to suggest contacting the telephone company for assistance.

Rich immediately thought of his friend John Kennelly, of Haledon, a field cellular engineer for Bell Atlantic Mobile Systems Northern New Jersey. The two met a dozen years ago when they worked as



ABOVE
AND BEYOND
ELAINE D'AURIZIO

security guards at the Bergen Mall in Paramus.

"Is there any way the cellular phone she has can be traced to a specific area?" Rich asked.

Kennelly called Robert Shaw, surveillance engineer at the company's network operations control center in Bedminster.

"We did a database search of the telephone number and checked three different

mobile switching centers," he said.

"We traced her finally to the third switching center."

They told the woman to stay where she was and place three or four more

calls, so they could see which cell towers she was using.

First, the tower in Nyack, N.Y., was eliminated, so they knew she was below the cliffs. Later, they determined that she was transmitting to two different towers in Tarrytown, N.Y., and Irvington, N.Y.

"She was bouncing off from one tower to the other . . . so we figured she had to be between the two towers," said Kennelly, 35.

Technicians took out a map and told Kennelly that the woman would have to be in the center of the two towers.

Rich was impressed. "That

Assemblywoman Loretta Weinberg, D-Teaneck, said their party's candidate in the 38th District would bring the drunken driving bill to a vote.

"New Jersey needs to take action on this issue," said Lautenberg, who has proposed federal legislation to require all states to lower their blood alcohol limits to 0.08 percent. "Once she's in the state Senate, she can help get drunk drivers off the road."

The Democrats said state Sen. Louis Kosco, R-Paramus, had sidelined such legislation in March by suggesting the formation of a task force to study the issue. Under the Senate bill, opposed by liquor store and restaurant owners, New Jersey drivers would be considered legally drunk if their blood alcohol level was 0.08 percent or above. The current standard is 0.10 percent.

On Monday, Kosco angrily denied that he was trying to derail the measure. "I absolutely support .08; it's my bill."

But Weinberg, who like Kosco is a sponsor of the bill, called the senator a "coward" for not bringing

See D'AURIZIO Page L-2

See DEMOCRATS Page L-4

LOCAL NEWS

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TUESDAY, OCTOBER 7, 1997

THE RECORD

NW SECTION L

Assemblyman Loretta Weinberg, D-Tearneck.



DON SMITH/STAFF PHOTOGRAPHER

Sgt. Andrew Rich, left, of the Palisades Interstate Parkway Police and John Kennelly of Bell Atlantic relied on phone signals to find two hikers.

D'AURIZIO

From Page L-1
narrowed down the search, but there was still a pretty vast area to search."

So they called in another technician, Brian O'Donohue, to read the signal strengths off the two towers. That told them the lost pair was near Pullman State Park in New York.

"They had taken a 15-mile search and narrowed it down to about three miles," said Rich, 33.

Besides alerting police in neighboring towns, Rich enlisted the help of the New York State Park Police in the Bear Mountain area, who joined the search with the Palisades Interstate Parkway Police. He tried to get a helicopter from the Rockland County Sheriff's Department, but they couldn't go up because of the rain.

Police put on their sirens, and the woman and her son were told to walk in the direction of that sound. They ultimately found their way out to the road.

Police said the woman had estimated she was about two miles

south of the Tappan Zee Bridge. But she was actually 10 miles from the bridge and four miles from where she'd parked her car, at the Alpine Boat Basin. Officer Rick Uhlhorn, whom Rich had dispatched to the scene, drove the woman and her son back there.

Rich was amazed. Just shy of one hour she was brought to safety because of a cellular phone.

"Without the help of Bell Atlantic, we wouldn't have known where to begin," Rich said. "As it turned out, she was exactly where the cellular technicians estimated she would be."

Kennelly, communications coordinator for Glen Rock (where he was raised) Emergency Management, said the company rarely gets such rescue calls but that the rescue illustrated something.

"This shows how important it is for women to buy cell phones for emergency situations," he said. "She ironically carried her cell phone that day, and ultimately it brought her back to safety. If she had had a digital phone she could have been traced within hundreds of feet of where she was."

Northern New Jersey Customer Brings Cellular Safety Message To Life

In Northern New Jersey, where traffic congestion is a way of life, safety is one of the biggest reasons for owning a Bell Atlantic Mobile phone. It's a cellular benefit that comes into play in any sales call and one that recently took on a whole new meaning for one Northern New Jersey family and the BAM employees touched by their story.

Carl Kleinberg is a 48-year-old business consultant who lives in Jersey City, NJ. On March 30, he got up, got dressed, grabbed his Bell Atlantic Mobile portable phone, got in his car and headed to work. Like many New Jersey commuters, and like he does frequently, Kleinberg traveled the New Jersey Turnpike. For Kleinberg, however, this commute was like no other and his Bell Atlantic Mobile phone did something it never did before — according to Kleinberg it saved his life.

After traveling the NJ Turnpike for only a short time, Kleinberg began experiencing severe chest pain. Recognizing the symptoms of a heart attack, he immediately called 9-1-1 and his doctor. With the reassurance of his doctor's counsel, Kleinberg opted not to pull over and wait for 9-1-1 assistance, but decided to drive to his doctor's office. He arrived there safely, had his condition confirmed and was rushed to Hackensack Medical Center where he received

critical care and underwent life-saving bypass surgery.

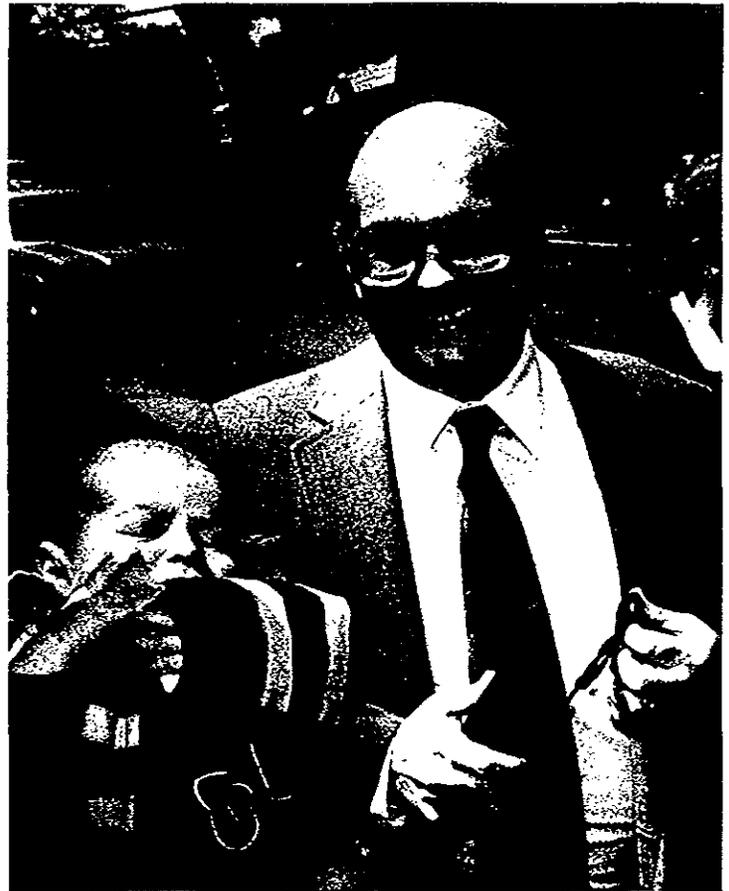
And that's not all.

At the time of Kleinberg's heart attack, his wife Maryellen was in her ninth month of pregnancy. Thanks to his call for help and subsequent surgery, Kleinberg is now healthy and able to enjoy his newborn son.

When the Northern New Jersey Region heard Kleinberg's story, they wanted to share it with other customers and in some way say thank you to those who saved him. In recognition of Kleinberg's experience, the NNJ Region presented over \$1,500 in donations to the Hackensack Medical Center paramedics and Deborah Heart and Lung Hospital. The donation also included two service credits to Carl and Maryellen Kleinberg, who are both Bell Atlantic Mobile customers.

The donations were presented at Hackensack Medical Center during Cellular Safety Week in recognition of this year's theme — "Cellular Phones Save Lives." Representing the Northern New Jersey Region were Beth Riley, director-marketing; Michael Maoirana, sales manager-direct sales, Paramus; John Finnegan, account executive assigned to the Hackensack Medical Center accounts.

"We promote cellular safety every day — how you're never alone with a cellular phone, and that help is just a phone call away," said Beth Riley. "But it's particularly rewarding when those words hit home. Carl Kleinberg



Carl Kleinberg is the proud father of four-week-old David — the son he may have never known, he says, if it weren't for his Bell Atlantic Mobile cellular phone. The phone made a life-or-death difference for Kleinberg when recently he had a heart attack while driving on the NJ Turnpike and used his phone to summon assistance.

is a real person with a compelling story of how Bell Atlantic Mobile made a difference in his life — and to his life. We're just happy that our service could be there for him, to get him the help he needed."

"I truly feel that my Bell Atlantic Mobile phone saved my life," said Kleinberg. "So when I recovered from surgery, one of the first things I did

was to call the company. If it weren't for the immediate assistance summoned by my cellular phone, I may never have seen my newborn son."

— Susan Tomnsky

Northeast Region "Sparkles" In Shubert Gala

Bell Atlantic Mobile was this year's presenting sponsor of the Shubert Performing Arts Centers annual fund-raising event. The event's featured performance was the *Jewels* ballet as performed by the Miami City Ballet. "Jewels" is a three-act masterwork choreographed by George Balanchine.

Since its opening in 1914, the

is indeed an honor and a joy," said Chuck Murphy, marketing director-Northeast. "Bell Atlantic Mobile is extremely proud to help the Shubert continue its program of marvelous performances and renowned artistic endeavors. We need to keep this great institution alive not only for the New Haven community but for the entire region."



Stranded drivers rescued as rivers flood roadways

By SANDY STUART
Staff Writer

BEDMINSTER TWP. — A father and his 5-year-old son were pulled to safety into the bucket of a backhoe Friday afternoon, after their minivan plunged into the icy, swirling waters of the Lamington River.

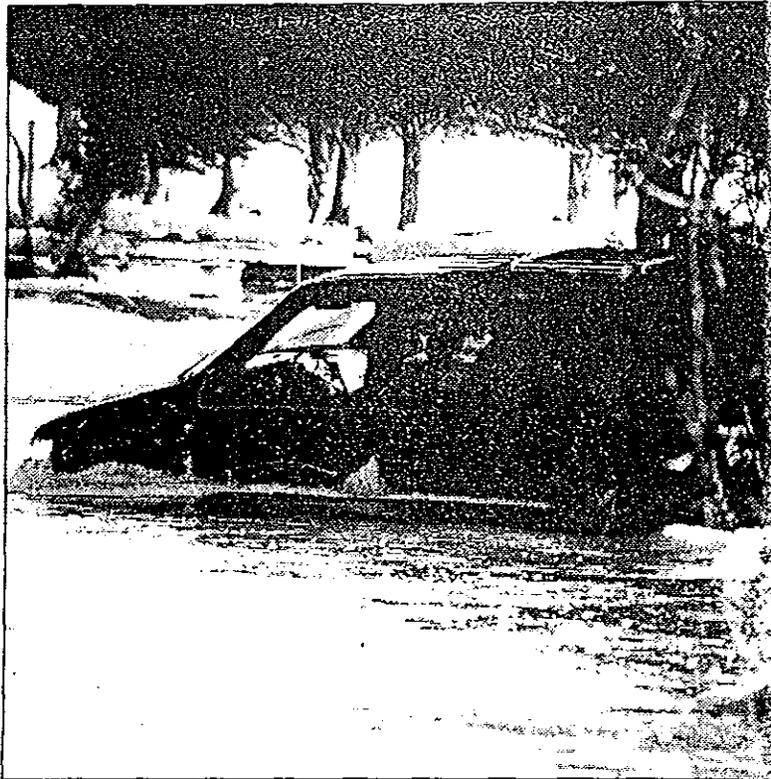
The dramatic rescue — on River Road West near Fiddler's Elbow Country Club, where the river had spilled over its banks — was the first of several that day by volunteer firefighters, police and public works department employees.

Authorities said Friday's driving rainstorm accelerated the melting of snow left over from the Blizzard of 1996, resulting in river levels that were eight to 10 feet higher than normal.

"All that snow melted and it had to go somewhere," pointed out Thomas Cohan, chief of the Union Hook & Ladder Co. of Bedminster and Far Hills, who said about a dozen stranded motorists were rescued. "It made a lot of work for us. We were pushing our volunteers to the limit."

Because the Lamington River and the North Branch of the Raritan River converge in Bedminster, there are many low-lying areas that flood during severe storms. Friday's unusual weather created high waters in so many places that police ran out of barricades to close flooded roads to traffic.

Among the streets that became submerged were both the eastern and western sections of River Road, along with parts of Burnt Mills Road, Cowperthwaite Road, Rattlesnake Bridge Road,



(Photo by Bert Katz)

A River Runs Across It

This minivan, from which a father and son were rescued last Friday afternoon, still sat in deep water on River Road West in Bedminster Township the following morning. A combination of snow melt and rain widened the Lamington River, causing it to flow swiftly across River Road in the vicinity of Fiddler's Elbow Country Club.

Black River Road, Bunn Road and Peapack Road.

The first rescue of stranded motorists took place at about 2 p.m., after Michael Frost of Whitehouse Station accidentally drove his 1994 Dodge Caravan into an more than four feet of water that had swamped River Road West.

According to authorities, Frost, 35, had been driving east from Whitehouse Station toward Bedminster. As he approached the

bridge that serves as the municipal boundary, he told police, he drove through a thick fog that allowed him no visibility.

Frost's van went downhill, crossed the bridge and plunged into a dip in the road which had filled with water. Cohan said the river had actually widened its course in that area, flowing swiftly across the submerged roadway.

"He (Frost) told us he came through the fog and could not see (Please see Stranded on page 2.)

Stranded drivers rescue

Continued from Page 1
the road," said Cohan. "He said he never saw the river."

Pinned Against Fence

Frost — whose only passenger was his 5-year-old son, Colin — told authorities that his van briefly floated in the deep water and began to drift with the current. After it became pinned along a cow fence on the side of the road, Frost used his cellular phone to call for help.

When police and firefighters arrived at the scene, they found Frost atop his van trying to keep it from being struck and possibly dislodged by large chunks of ice in the river.

"The father was on the roof of the van, kicking away ice floes as they came at him," recalled Police Sgt. Patrick Ussery, who was one of the first rescuers at the scene.

Fearing that Frost and his son might try to leave the van, Ussery and Cohan — who were several hundred yards away — waded into the water in an attempt to get close enough to shout warnings. The two men reached waist depth before the numbing cold and increasingly strong current compelled them to turn back.

"It was chilly," said Ussery, noting that neither he nor Cohan had time to put on rubber waders to keep them dry. "It was definitely enough to take your breath away."



(Photo by Bert Katz)

Field Of Ice

Chunks of broken ice up to 10 inches thick jammed rivers last Friday, causing flooding in some areas. When the water receded, the ice floes were left on river banks and in fields. This photo was taken near the intersection of Cowperthwaite and Burnt Mills roads in Bedminster Township.

Police, meanwhile, had contacted John Layton of Far Hills, a heavy equipment operator for the Somerset County road department. Layton, who was working nearby cleaning out storm drains, quickly brought a backhoe to River Road.

d from flooded roadway

Ussery and Cohan donned life vests, grabbed lengths of safety rope and climbed into the bucket of the loader. Layton drove through the water and maneuvered the bucket next to the van; Ussery and Cohan helped pull Frost and his son to safety after giving them life jackets to wear.

"We felt very safe in the bucket of the loader," said Cohan afterward. "The ice chunks had no effect on the loader." He added that the machine's engine and exhaust pipe were high enough so as not to be affected by the deep water.

Cohan noted that as a precaution, volunteers from the Peapack-Gladstone Fire Company had brought their inflatable Zodiac rescue boat to the scene. "If we didn't have the loader, we would have used the boat," he said.

The Bridgewater Township Police also brought an underwater dive team to the site in the event that anyone fell into the river. In all, about 40 police and rescue volunteers were called to the scene.

"Our biggest concern was that an ice jam would break loose" and push the van from its resting place on the fence, said Cohan. "Everything went very well, but it had the potential to be a lot worse. That's why we brought so many people in."

According to Cohan, the rescue using Somerset County's backhoe

worked so well that the fire company borrowed a similar piece of equipment from Bedminster Township, along with the services of operator Dave Ericson.

"We used Bedminster's loaders for the rest of the day," said Cohan. "We must have pulled another dozen people out."

The township's backhoe was also used to evacuate a few people from homes that had been flooded and whose furnaces had been rendered inoperable, Cohan said.

Ignoring Roadblocks?

Police reports indicated that there were at least 11 other cars stalled in deep water on Friday: three on River Road, four on Rattlesnake Bridge Road, three on Burnt Mills Road and one on Cedar Ridge Road.

Cohan said the flooding problem was exacerbated by motorists in four-wheel-drive sport utility vehicles who mistakenly believed they could travel through high water.

"They kept driving through the signs saying 'Road Closed,' thinking their little 4-by-4s would get through," the fire chief said. "While we were pulling people out, other people were still going through the roadblocks."

But at least one stranded motorist, a woman from Warren Township, contends that some flooded roads were inadequately marked.

The woman — who asked that

her name not be used — said she drove her car into deep water on Rattlesnake Bridge Road at about 7:30 p.m. after coming across the bridge from Branchburg Township. She said the flooded roadway was marked by only a single barricade, which had been blown to one side of the road by high winds.

According to the woman, she and her passenger climbed out of a window of the stalled car and stood on top of the roof to call for help. By that time, the afternoon's warm temperatures had plunged sharply and a bitter wind was blowing.

"It was horrible," she recalled. "It was pitch black outside and freezing cold and the water was whipping across the road. We were yelling for help but nobody could hear us because it sounded like the ocean outside. We felt like we might have to jump (and wade to safety) or we'd freeze to death."

After about 20 minutes, the woman said, a North Branch fire truck arrived to rescue them.

Although the woman and her passenger came through the ordeal without any injuries, she is angry that the flooded roadway wasn't marked more clearly. "I can't believe they had just one barricade," she said. "There should have been a fire truck parked across the road, or telephone poles placed across the road. People should have been warned."

b. General Public Need

How to use cellular phones during a disaster

Hurricane Hugo was the worst hurricane to rip the East Coast in 30 years. The San Francisco earthquake left thousands of people without power for days.

Because major catastrophes occur infrequently, businesses and community officials are often unprepared to handle them. Many officials believe that phone service will continue to function in the event of a disaster. However the after-effects of disasters quickly dispel these beliefs.

In the event of a disaster, a community's only hope is to have a comprehensive disaster recovery program in place which includes backup communications systems. Many safety departments and communities find cellular phone service adequately replaces or supplements landline phone service in times of disaster.

Along with two-way radios, cellular phone service is becoming an integral part of disaster recovery programs, especially by those safety departments using cellular on a daily basis.

The physical integrity of the cellular tower, designed to withstand high winds and vibrating earthquakes, assures it can provide uninterrupted service.

In a disaster like Hurricane Hugo, cellular towers have proved resilient in maintaining their service when other forms of communication failed. If a cellular tower becomes damaged, another nearby tower compensates for damages within the system and automatically redirects calls.

In the case of the San Francisco earthquake, only nine of the more than 100 cell sites operating in the area were deemed inoperable the morning after. When Hurricane Hugo hit Puerto Rico, only two of 19 cell sites were disabled by the storm.

Many carriers are actively working with local safety officials on expanded programs and equipment for providing emergency communications.

Lost phone service can be incredibly costly from an emergency safety stand-

point, where lost time can result in injuries and possibly death. When a train carrying toxic chemicals derailed and caught fire in Miamisburg, Ohio in 1986, Cellular One's Dayton office provided 20 cellular transportable phones to police and fire safety officials.

Police and EPA officials used cellular phones to contact the chemical manufacturer in North Carolina to determine how they would react in a fire and how to protect area residents from noxious fumes.

Edward Kovar, executive director for the Miami Valley Emergency Management Authority, was responsible for activating emergency broadcast systems in Miamisburg. With two-way radio traffic overloaded,

cellular provided an alternative to busy radio airwaves.

"Cellular phones were invaluable in this instance. I couldn't put a price on their worth," Kovar says. As a result, Miamisburg recommended similar service to other surrounding town's emergency agencies.

During the Northwest Airlines DC9 collision aftermath at Detroit Metropolitan Airport in December 1990, the airport's phone lines were congested and inaccessible to safety officials. Eight people lost their lives in the fiery explosion when the DC9 accidentally taxied onto a runway during a dense fog and was struck by a Northwest 727 taking off.

Gary Bramer, telecomm analyst for Northwest Airlines, agrees that cellular service is key to maintaining communications during a catastrophic event.

"It is extremely important in times like this. We needed the service to contact families of the survivors, call the

FAA to investigate the cause of the crash, and to maintain contact with the Northwest Airlines home office in Minnesota," recalls Bramer.

According to Sanford Moser, Cellular One's Detroit regional sales manager, 20 cellular phones were provided to Northwest Airlines officials and FAA investigators within a few hours of the crash. To prevent landline communication systems overloading in the future, Northwest officials purchased three handheld units to have as backup in the event of another disaster.

"At NWA, we believe an ounce of prevention is worth a pound of cure," Bramer says.

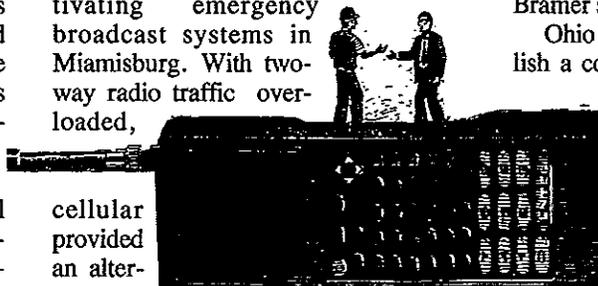
Ohio safety officials worked to establish a comprehensive disaster recovery program that is efficient, convenient and beneficial to all.

Working with emergency groups throughout Ohio, northern Kentucky, southeastern Indiana and Michigan, Cellular One will make up to 107 transportable and portable phones available to safety officials under the auspices of their Disaster Recovery Program.

Each phone includes two batteries and use of complimentary cellular service during the disaster. As part of the program there is a toll free number (800/589-CELL1) to secure cellular communications in the event of a disaster.

A mix of portable and transportable cellular phones is best for disaster recovery. It always is a good idea to have spare batteries and exterior antennas on hand for longer phone life. Phones with a long battery life, easy to operate and yet lightweight, are most effective in maintaining communications services.

Once a disaster recovery program is outlined, it's helpful to test the program in a local mock disaster program. Many communities stage mock disasters through local hospitals, airports or fire departments.





WIRELESS DAILY NEWS

Wireless Phones Used for Over 59,000 Emergency Calls Every Day

WASHINGTON, DC, May 20, 1997 -- Each day, more than 59,000 calls are made to 9-1-1 or other emergency numbers by wireless phone users. "The number one reason people give for buying wireless service is safety," said Thomas E. Wheeler, CEO and President of the Cellular Telecommunications Industry Association (CTIA). "These latest statistics demonstrate that their trust is well placed." Wheeler released the statistics at a Capitol Hill luncheon marking Emergency Medical Services Week today. Appropriately enough, the ongoing theme of this annual event is "Make The Right Call."

CTIA conducted a national survey of wireless phone carrier representatives and emergency communication offices for 1996. According to the survey, there were 21,659,967 emergency wireless calls placed during the year in the United States. This amounts to:

· 1,804,997 per month · 59,180 per day · 2,466 per hour · 41 per minute.

Another survey conducted by Peter Hart & Associates last year reported that 35 percent of wireless customers have used their phones in emergency situations. Ten percent report that they have used their phones to help other people in emergencies.

CTIA is the international association for the wireless telecommunication industry. It represents more PCS and cellular carriers than any other association in the world.

For additional information, contact: Jeffrey Nelson (202) 736-3207.

New Jersey Wireless Carriers to Announce Special Number Motorists Can Use to Report Aggressive Drivers

NEW BRUNSWICK, N.J., May 19 1997 -- Members of the New Jersey Wireless Carriers Coalition -- AT&T Wireless Services; Bell Atlantic NYNEX Mobile; Comcast Cellular Communications, Inc.; Nextel Communications, Inc.; Omnipoint Communications Inc.; and Sprint PCS -- will announce a new phone number that wireless users can call to report aggressive drivers. The number is #77.

State Attorney General Peter Verniero; State Police Superintendent Carl Williams; Peter O'Hagan, Director of the New Jersey Division of Highway Traffic Safety; and representatives of the National Highway Safety Administration will join the wireless carriers in announcing the availability of the number. The event will be held at the New Jersey Turnpike Authority Building (helipad), Exit 9, New Jersey Turnpike, New Brunswick, N.J., on Wednesday, May 21 at 11 a.m.

The new number builds on the successful launch of New Jersey's Safe Road campaign (1-888-SAF-ROAD) designed for motorists to report aggressive, dangerous and threatening drivers. The abbreviated number, #77, will provide a more convenient way for motorists with wireless phones to report aggressive drivers, the Carriers Coalition said.

AT&T Wireless, Bell Atlantic NYNEX Mobile, Comcast Cellular and Omnipoint customers will be able to access #77 beginning May 21. Sprint PCS will also be offering the service in the coming months. Nextel expects to provide the service in the future.

CONTACT: Liz Thomas, 609/727-1200

Wireless 911 call procedures slated to become a top priority

By Jeffrey Silva

With cellular, specialized mobile radio and personal communications services expected to put wireless telephones in the hands of more and more American consumers in coming years, federal regulators and industry are challenged with creating procedures for handling "911" wireless emergency calls.

Today, dispatchers generally are unable to automatically identify the precise location of wireless 911 callers or figure out in a split second which jurisdiction should dispatch an ambulance or fire engine to the scene.

Many landline telephone systems throughout the country have had those capabilities since the first 911 service was implemented in early 1968.

Instantly locating 911 callers in a wireless environment is sophisticated but not impossible, according to National Emergency Number Association Executive Director William Stanton. "Presently and for the past 10 years, cellular wireless has not provided our emergency centers with automatic number identification, call back telephone number and automatic location identification," he noted.

Thomas Wheeler, president of the Cellular Telecommunications Industry Association, said it's not for lack of trying that an effective wireless 911 program is not in place. All of the 550,000 cellular 911 calls made each month are free to subscribers, he said.

"There is not a one-size-fits-all solution that I have found," stated the CTIA president. He added that in addition to the technical aspect of establishing wireless 911 systems is the issue of sorting out fiscal and political issues at the local level. "I wish there were solutions," he remarked.

A related problem that emergency dispatch centers will encounter is how to accommodate the 30 million to 60 million people estimated to be using wireless communications by the turn of the century.

NENA said 10 percent of all 911 calls in major urban areas are currently made with wireless telephones. In 1992, according to the organization, 600,000 wireless 911 calls were placed in Los Angeles County and 25 percent of the callers were unable to identify their location.

The issue is not going unnoticed by federal regulators and industry.

The Federal Communications Commission plans to initiate a pro-

ceeding to assess what 911 obligations should be required of wireless operators once PCS, spectrum auction and regulatory parity rules have been finalized. "There's a serious question with the handling of emergencies," said Thomas Stanley, chief FCC engineer.

The FCC hosted a tutorial on wireless 911 systems on March 24 in

Washington, D.C.

Meanwhile, NENA, the Associated Public-Safety Communications Officers-International, the Personal Communications Industry Association and the Telecommunications Industry Association are working together to come up with 911 wireless procedures.

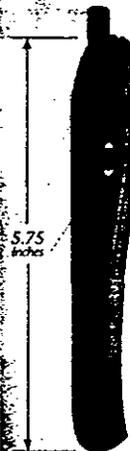
Mark Golden, vice president of government affairs at PCIA, said there will be some 911 capability when PCS is rolled out a year or so from now, but it will be less than perfect. "The challenge is enormous," he added.

Nevertheless, Golden said the industry is committed to developing the best wireless 911 architecture possible. He commented that a person is safer with a wireless phone than without one.

Alan Shark, president of the American Mobile Telecommunications Association, said making 911 service available in wide-area SMR systems will be tough.

He noted it is an issue that will likely be addressed during the three-year transition period from private radio regulation to common carrier commercial mobile service oversight.

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State reports success tracking 911 cell calls

By Jeff May
STAR-LEDGER STAFF

New Jersey has reported great success in its test of a new system that allows police to fix the location of 911 calls made from cellular phones.

In the nation's first legitimate field test of the technology, state law enforcement officers were able to pinpoint 3,505 emergency calls from motorists and other cellular phone users over a 100-day period earlier this year. Police also accurately logged more than 80,000 test calls, according to a report released yesterday by state Attorney General Peter Verniero.

The state's 911 system already provides addresses for calls made on regular phone lines, but the inability to map cellular transmissions has been a worrisome flaw as use of the wireless phones has grown.

Most calls in the test — held in Burlington, Camden and Gloucester counties from January through April — were tracked in less than a minute, the report said. In the past, dispatchers often wasted time coaxing information from callers who had little idea of their exact location.

"One of the biggest things that came out of this is that we had no problems," said Robert Miller, director of the state Office of Emergency Telecommunications Services. "We just located and located and located."

In one instance, a 69-year-old woman from Pennsylvania, Marie McEvoy, was driving on a pitch-black road in rural Salem County when her car's electrical system shorted out, said Lou Stilp, general manager of

PLEASE SEE PHONES, PAGE 14

Phones

CONTINUED FROM PAGE 11

TruePosition, the designer of the tracking system. The car was equipped with recessed, electric door locks, so McEvoy found herself trapped inside.

Dialing police, she gave inaccurate information about the stretch of road where she was stalled, Stilp said. But the dispatcher was able to read the real address and contact a state trooper and the woman's son-in-law, who arrived 10 minutes later with a spare set of keys.

"She was ecstatic," said Stilp, who showed a videotape of the woman's rescue to a conference of 911 operators yesterday in Baltimore. "She thought she was going to be in the car all night long."

All cellular operators must have a system in place for tracking calls by Oct. 1, 2001, a deadline set last year by the Federal Communications Commission. Stilp said the test revealed the need for some minor adjustments, such as the placement of more tracking receivers in areas that have greater interference.

Stilp said negotiations are already under way with carriers in the state and elsewhere to install the system permanently.

LAW ENFORCEMENT

TECHNOLOGY

Wireless MDTs Express Vital Info

How many times has an officer been injured or even killed on a routine traffic stop? Now, thanks to an advanced wireless technology previewed recently by more than 125 New Jersey police chiefs, officers can be armed with the detailed information they need on suspect cars and drivers before they get out of their cruisers. Using state-of-the-art mobile data terminals by Bell Atlantic, in police cars, officers will have easy and fast access to the National Crime Information Center, the Criminal Justice Information system and other municipal and local data bases. The MDTs use an advanced wireless data technology called Cellular Digital Packet Data and special software that allow users to send high-speed bursts of data over existing cellular channels. Because these MDTs transmit packets of wireless data, law enforcement can receive information in seconds, rather than waiting 10 or 15 minutes for a dispatcher to relay vital data. "Without question, this technology will save lives," said Sgt. Steven Gutkin of the Fairfield Police Department. "Our officers must call into busy dispatchers and desk attendants when they need registration checks. Very often, patrol officers must get out of their vehicles before they get the information,

so they don't know if the person is 'wanted,' or if the vehicle is stolen. It will be a tremendous asset, and we're looking forward to having it."

The encryption feature is also an asset to covert operations. "When you're trying to conduct a sensitive operation, the safety of the officer involved depends on our ability to plan and keep those plans under wraps," said Chief Carol Williams of the Morristown Police Department. "It's very difficult to communicate over radio because people listen in. I'm very impressed with Bell Atlantic Mobile's technology."

Circle reader service number 224. □

Laptops give edge in ticketing

■ Somerville police recently received 10 computers.

By DENISE VALENTI
Courier-News Staff Writer

SOMERVILLE — Borough police officers have been using technology as a crime-fighting weapon for nearly two weeks — and patrol officers like the results.

The police department recently received 10 laptop computers that enable officers to check a vehicle or an individual at the touch of a button.

Since the computers were installed Jan. 11, officers using the computers have discovered 15 drivers with revoked licenses. Three of those ticketed came within the first five hours of operation.

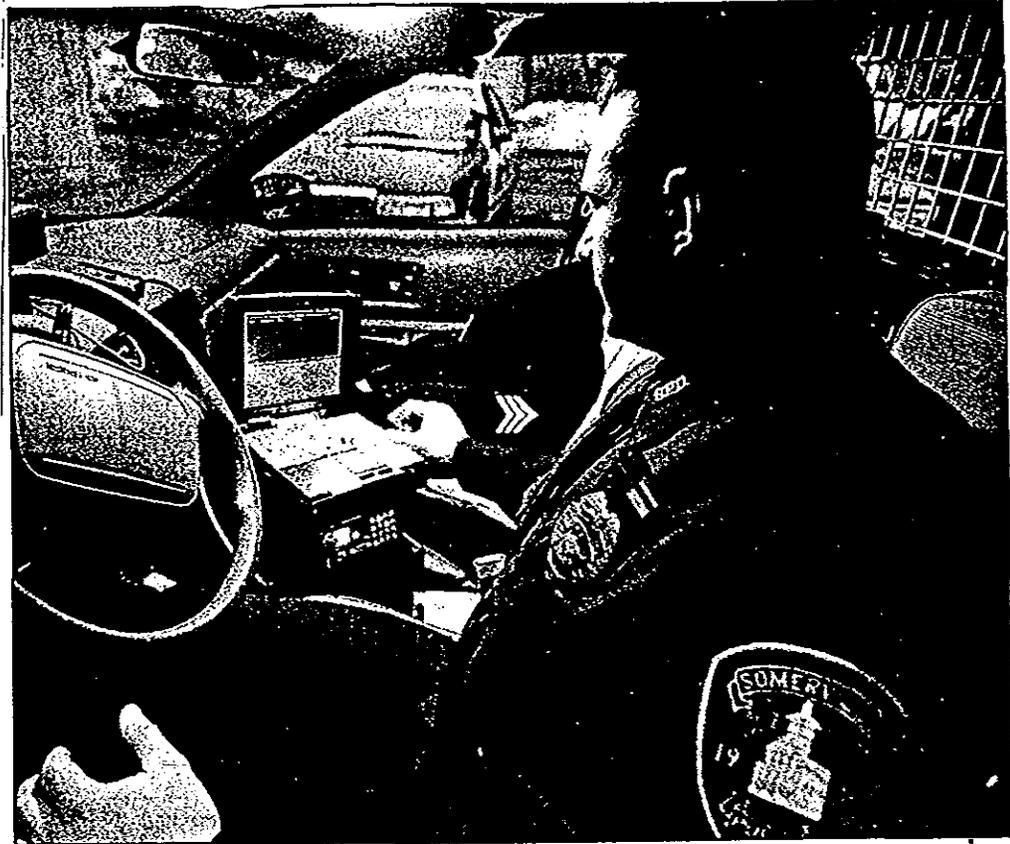
Used at every stop

"The officers are instructed to use the computers on every motor vehicle stop," Lt. Richard Rose said Tuesday. "So before they even get out of their car, they'll know if a car is stolen or the registered owner is wanted for a crime."

Locally, Bridgewater and South Plainfield police also use the laptop computers.

The computer system was approved for purchase by the Somerville Borough Council in 1995, and financed by a capital bond. The cost is \$65,000.

The system — which was installed by Bell Atlantic NYNEX Mobile — uses wireless data technology known as Cellular Digital Packet Data.



When an officer enters a license plate number into the system, a cellular signal is sent to one of Bell Atlantic's cellular sites.

That signal travels through a land line to a switching station in Jersey City, then to a computer in police headquarters. From there, it goes to state and national computers.

Within five seconds, the officer will know if the car is stolen, the name of the licensed owner of the car, the status of that person's driver's license and whether they are wanted for federal or state crimes.

Boost to safety

"It's amazing the data you get in five seconds," Rose said. "Anything that a person is wanted for in the state and national computers is right at your fingertips."

That information is important for officers' safety, said officer Kenneth DeCicco.

Somerville patrolman Kenneth DeCicco uses one of the new computers that were installed in the Somerville patrol cars. The computers allow police to quickly access information like license plate registration information.

Courier-News photo
by Ed Pagliarini

"Now I can run the license plates myself," DeCicco said. "If this person is wanted in Pennsylvania for armed robbery, I can call for additional backup units. We've only had them for about a week and a half. You feel a lot more secure."

In the past, officers would have to radio headquarters and ask a dispatcher to do a "lookup" on the license plate or registered owner.

DeCicco said that was difficult because it took several minutes and lots of radio air time.

"It would take at least four of five separate radio transmissions," DeCicco said. "If I'm on the air another officer can't get on the radio. It's saving a countless amount of manhours on my part and the dispatcher's part."

DeCicco said officers are now more likely to do full background checks. In the past they were discouraged from troubling dispatchers who already had their hands full with

phone calls and other duties.

Rose said the system will be expanded later this year so officers can use the laptops to send voiceless messages to dispatchers and radio operators. Those messages also are encrypted, or scrambled, to prevent them from being intercepted.

That increases the security of police communications, Rose said.

Aside from routine traffic stops, officers also can use the computers to do quick lookups on bicycles or other property police find while on duty, he said.

Bell Atlantic NYNEX Mobile will continue to provide support services to the department, Vice President Lonnie Lauer said.

"There's no need to construct additional radio towers or worry about network maintenance or upgrades," Lauer said. "Bell Atlantic NYNEX Mobile takes full responsibility for upgrading the system."



Across the country,
citizens armed with
nothing but a car phone are
corralling lawbreakers

KEN HOPE was driving south in Clinton Township, Mich., when a blue Thunderbird barreled out from a side road, cutting off the Dodge sedan directly in front of him. Hope watched in shock as the Dodge skidded into a roadside ditch, its driver slamming into the windshield.

The Thunderbird was now immediately in front of Hope. Heart pounding, he swung his own car into the ditch to avoid a rear-end collision. He saw a man's silhouette at the wheel of the other car. *You're drunk*, Hope thought angrily as he

Riding With the Cellular Posse

BY PETER MICHELMORE

steered back onto the parkway. *I'm getting you off the road.*

No police cars were in sight, but Hope was still able to make good on his promise. Picking up his cellular phone, he called the police and reported his location and the other car's license number. Hope then stayed behind the Thunderbird for

four minutes until patrol cars came up with lights flashing. The vehicle was pulled over, and its driver taken into custody.

"We appreciate your getting involved," an officer told Hope. "This drunk already caused another accident tonight."

ONCE REGARDED as an expensive status symbol, the cellular telephone has become a popular crime-fighting and safety tool for drivers. Every month, people with car phones make 600,000 calls to emergency numbers, reporting not only drunken driving but also such felonies as drug deals, burglaries and carjackings. "They are our eyes and ears," says Dennis Martin, executive director of the National Association of Chiefs of Police.

The Cellular Telecommunications Industry Association reports there are more than 16 million cell-phone subscribers. Seventy percent of them say they wanted the phones for personal safety.

Some car phones are installed permanently, drawing power from the vehicle's battery. Others are portable, powered by the car's cigarette lighter or by an internal, rechargeable battery. But all operate the same way. Dialing a cellular phone sends a radio signal to the telephone company tower covering that geographic area, or cell site. The signal is switched to a landline, and the call proceeds through telephone wires. When a driver begins moving out of one cell site, a telephone company computer senses the weakening signal and automatically passes

the call to the next tower. With about 13,000 towers in operation, 97 percent of the population lies within range of cellular service.

Because of the technology's reliability, rescue workers increasingly trust it for communication during floods, hurricanes, earthquakes and brush fires. Police officers use the phones when they need radio silence. Average citizens, however, are the ones who created the cellular posse.

One morning last March a blue Chevy pulled onto the Brooklyn Bridge from the Manhattan side, abreast of a van carrying more than a dozen Hasidic students. Suddenly the driver of the Chevy began firing a semiautomatic pistol into the van, mortally wounding one of the students.

Almost instantly a motorist on the bridge was on the telephone to 911. "The guy just blew his window out," he said breathlessly, and then he gave police a blow-by-blow description of the attack.

Once he had crossed the bridge, the gunman disappeared into traffic. Shortly after the shooting, residents of a Brooklyn neighborhood noticed a vehicle, with its passenger-side window blown out, parked near an auto-body repair shop. They remembered news accounts that mentioned the broken window and called police. Less than 18 hours after the attack, the alleged gunman was arrested.

Cellular phones can also prevent crimes, and have proven particularly useful to women driving alone. Gina Furia of Philadelphia got a portable phone from her father, Richard, on

READER'S DIGEST

her 24th birthday. "You do a lot of driving," he told her. "Keep this with you in case of emergencies."

Less than three weeks later, Furia was taking a back road home when a blue pickup truck with two young men in it pulled up beside her. The driver swerved and tried to force her off the road.

Clutching the wheel, she veered onto the soft dirt shoulder, but managed to regain the pavement. Ahead of her, the truck began weaving from side to side in a blocking maneuver.

I'm going to get killed! Furia thought, panic welling in her. Never had she felt more vulnerable and alone. Apart from her tormentors, the road was empty for as far as she could see, and adjacent farmland showed no sign of life. Just then, she glanced at the passenger seat. *The phoner!*

Tapping out 911, she heard a female voice, the dispatcher at a state-police barracks. "I'm on a car phone," Furia said, reporting her location. "Two guys are trying to run me off the road. I'm scared to death!"

"Try to stay calm," the operator told her. "Don't stop under any condition. Police are on the way."

Ahead, the truck turned broadside to the road and stopped; Furia was forced to brake. Holding the phone high to her ear, she looked directly into the eyes of the pickup's driver. He stared back, then reversed and drove off down the road. Furia read his license number to the dispatcher, pressed the gas pedal to the floor and roared away.

She was still shaking when she called her father. "The driver knew I was calling the police, and it scared him off," she told him after describing her ordeal. "Thanks, Dad, for a great gift." The pickup's occupants were later arrested and convicted of reckless endangerment.

WHEN CAR PHONES first appeared, some police officials worried that drivers using them would not pay attention to the road and would get in accidents. In fact, the phones are making the roads safer, particularly against the menace of drunken drivers. And police are now cooperating with initiatives involving cellular phones.

Last year, when Fred Dudley was driving through North Carolina, he saw signs advertising a statewide program to report drunken drivers and road emergencies. By pressing *HP on their car phones, drivers would be instantly connected to the highway patrol. Dudley, a Florida state senator, was eager to get a similar program in his state.

Thanks in part to his efforts, *FHP began last April, and Dudley became one of the first users. One night last May, as he was driving on U.S. 41 with his son, Chris, a car ahead began weaving from lane to lane. "Let's stay on his tail!" he told Chris.

Dudley cruised close enough to read the license plate, then punched *FHP on his cellular phone and reached the highway patrol. *It works!* he thought. He followed safely behind the car until it stopped at a gas station, where two patrol officers soon

RIDING WITH THE CELLULAR POSSE

arrived to make the arrest. The driver's blood-alcohol level was three times higher than the legal limit for intoxication. "We made the road a safer place tonight," Dudley told his son as they headed home.

"These programs are available in only a few states," says Dennis Martin of the police chiefs' association, "but we recommend them for every state." (If you want one, Martin suggests writing to your state commissioner of police.)

In the meantime, car-phone users can call 911, or if this service is unavailable, ask the operator for an emergency connection to the police. Follow a suspect car at a safe distance, Martin adds. Do *not* attempt to chase the car or force it off the road.

Using car phones to lasso drunks has become a nationwide pastime. In Illinois, for example, the Alliance Against Intoxicated Motorists offers a \$100 savings bond for every drunk arrested. More than 400 cellular owners have collected in the past four years. But the cellular posse has also captured a surprising number of violent criminals—sometimes in spectacular fashion.

On a winter morning in 1992, Robert Brodie drove up to the window of his bank in a Bensalem, Pa., shopping center. Seeing no teller, he peered inside and spotted a man with a pistol ransacking cash drawers. Moments later, robbers scrambled out the front door.

No you don't, thought an angry Brodie. *You're not getting away with it.*

When the fleeing bandits jumped into a battered Pontiac and took off, Brodie followed, punching 911 on his car phone. "I'm in my car following two robbers who hit the Provident National Bank in Bensalem," he told the Bucks County emergency operator, who swiftly relayed the information to the police.

For several minutes Brodie kept up a running commentary as he pursued the car through suburban streets. When he lost sight of the robbers after they cut through a parking lot, he pulled over and stopped. A police cruiser that had been tuned in to Brodie's call drove up. "Let's go," shouted the officer, motioning Brodie into the cruiser.

On a ramp to Interstate 95, they found the robbers being held at gunpoint by another officer. "They're the guys," Brodie confirmed.

Returning to his car, Brodie looked at the mobile phone gratefully. He had acquired it for his business as a security consultant. Never did he imagine that he would use it to catch bank bandits.

"We would never have caught the robbers without Brodie," says Bensalem police captain Jack Robinson. "Cellulars have served us well."

Last year, law-enforcement officials in Washington's King County asked the cellular posse to help them find stolen vehicles. Several days a week over a nine-month period, they described a different stolen vehicle over local radio stations; listeners were asked to call *CAR or 911 if they had any information. Of 161 missing cars

READER'S DIGEST

described, 146 were recovered. Police hope to establish the "hot car" program permanently.

Citizens of Honolulu don't have to wait. A drive-time radio show on station KSSK has a popular feature called "The Posse," which enlists citizens in the hunt.

A few months ago, a resident in Oahu's Kaneohe district telephoned the show to report that his Toyota had been stolen from his driveway. Minutes after the car's description was broadcast, a motorist called in a sighting. There was a second sight-

ing by a woman who had just dropped her child off at school. For nearly an hour, callers tracked the Toyota street by street. The thief, obviously listening to the radio show himself, finally pulled into a driveway and ran off.

"When the chase is on, it's the best part of our show," says Michael Perry, the program's co-host. "And the everyday guys on their way to work are the good guys.

"They're tired of feeling helpless against crime. The posse is the perfect solution."

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NORTH JERSEY

TRAVELLER

JANUARY/FEBRUARY 1995

Highways Offer New Cellular Services

No longer is cellular phone use viewed as a luxury for the extremely wealthy. Today it is an important part of complete driver safety and security, leading to a dramatic increase in sales nationwide. As a result, more and more services are becoming available to cellular phone owners.

The Lincoln Tunnel, the busiest tunnel in the United States, now offers cellular phone service to commuters. Since October of 1994, Cellular One customers have been able to place and receive telephone calls as they drive through the tunnel. In the first quarter of this year, additional cellular equipment will be installed so that all cellular telephone customers will be able to use the service. The Holland Tunnel will also provide the service in early 1995. Richard R. Kelly, director of the Port Authority's Interstate Transportation Department cites the ability of cellular phones users to help "keep traffic flowing smoothly" as an important force behind the pursuit of this advancement.

The New Jersey Turnpike Authority



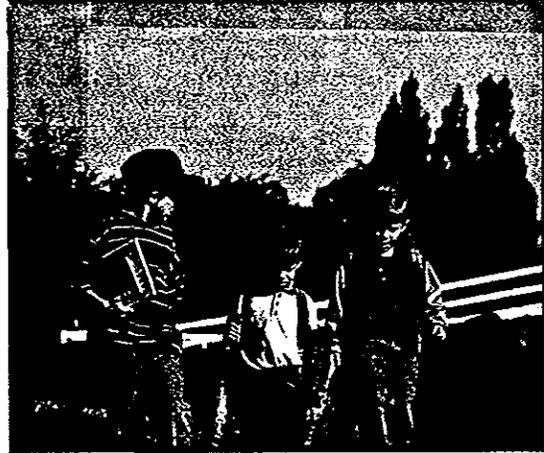
No longer considered a luxury item, a cellular phone is an important part of complete driver safety and security.

has also increased services to mobile phone users. In a joint agreement with several area cellular phone service providers, callers can now dial #95 (# - 9 - 5) for vehicular assistance or to report traffic congestion along the entire length of the New Jersey Turnpike. The calls are toll- and airtime-free. This should not be confused with 911 — #95 is not for reporting emergencies.

AAA was one of the first to announce special cellular phone safety features such as the one-touch AAA and 911 buttons on a phone available only to members. AAA will continue to be at the forefront of new developments in safer driving for all our members.



OUR WIRELESS WORLD



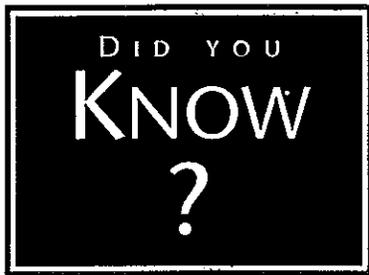
Our Responsibility To Your Community

Our responsibility to you and your community goes beyond providing you with the freedom to communicate. Safety, security and increased business productivity are what makes Bell Atlantic NYNEX Mobile's commitment to quality service so important.

Your wireless service is only as good as the local communications site serving your area.

Bell Atlantic NYNEX Mobile is facing this challenge head on as we form relationships with communities, local government officials, police, fire, and emergency service personnel. We are confident that through these relationships, we can develop creative solutions to even the most complex communication problems.

Although each community is unique, our commitment to wireless service is consistent.



There are countless ways in which wireless technology enhances our lives.

From community safety and personal protection, to increased business productivity, wireless services offer you freedom and peace-of-mind wherever you go.

- Police officers, firefighters, and paramedics rely on wireless communications as a vital safety tool to serve your local communities.

- Each month, 500,000 people use cellular phones to call 9-1-1 for help for themselves and for others.

- Wireless communications have played an essential role in the rescue efforts of the Oklahoma City Bombing, the World Trade Center Bombing, the Blizzard of '96, the Long Island Fires, the Los Angeles Earthquake, and Hurricane Andrew.

- Almost 70% of current cellular users report personal safety as the primary reason for purchasing a cellular phone.

- Over 32 million people use cellular phones in the United States today. By the year 2000 it is estimated that 100 million people will be using wireless services.

*"At no other time
in American history
has there been
a greater need for
cellular phones in
law enforcement."*

Dennis Ray Martin
President,
National Association of Chiefs of Police



Bell Atlantic NYNEX Mobile is working every day to provide essential anytime, anywhere communications. With a growing customer base and an increasing dependence on wireless technology, our goal is to enhance our network to provide you with the best possible service.



We are committed to educating local communities about this exciting technology. Your community is an integral part of our wireless world.

Please feel free to call us anytime for more information about wireless communications in your community. We can be reached at (914) 365-7731.

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A Mobile Services Joint Venture

WINNING STRATEGIES PUBLIC RELATIONS

PUBLICATION: *New Hope Gazette* (New Hope, PA)

CIRCULATION: Weekly - 5,000

DATE: June 19, 1997



709E

Helping the rangers

Joseph Chedewille, manager, Bell Atlantic Nynex Mobile's King of Prussia store, center, gives rangers, from left, Chris Bairy, Melvin J. Ward and Alexander Whyte of Neshaminy State Park, Steven Cardell of Nockamixon State Park, and Charles Broadwater of Delaware Canal and Ralph Stover State Parks, a lesson on their new portable phones. They'll use the phones during the busy summer season. Bell Atlantic provides the phones and air time to eight area state parks as part of the third annual Safe Summer Program. The program was expanded this year to increase communication capabilities and safety for park rangers, lifeguards, night watchmen and visitors.

WINNING STRATEGIES

PUBLICATION: Guide (Kensington/ Richmond Edition)

CIRCULATION: Weekly- 49,500

DATE: Thursday, July 10, 1997

Phone donation enhances summer safety

^{3709E}
Bell Atlantic NYNEX Mobile recently donated 25 cellular phones to the Department of Recreation's Aquatics Division to expand their Safe Summer Program, putting cellular phones in the hands of park rangers, lifeguards and night watchmen during the busy summer season.

The phones, which are linked directly to 9-1-1, will be used by lifeguards during the day, and night watchmen in the evenings at 21 locations throughout the city in the event of an emergency. Four of the phones will be provided to "mobile" pool inspectors who patrol the City's 80 pools.

The "Safe Summer Program" is part of Bell Atlantic NYNEX Mobile's "Wireless At Work . . ." initiative, which was created to

identify and assist with the charitable needs of organizations throughout the company's service area. Established three years ago, the program began with a donation of cellular phones and air time to the Department of Conservation and Natural Resources (DCNR) Bureau of State Parks to enhance the communications capabilities of area state park rangers. This year, Bell Atlantic NYNEX Mobile has expanded the program to include the Department of Recreation's Aquatics Division, to ensure that visitors to Philadelphia public pools enjoy a safe summer. As part of the expansion, the company has increased its donations of phones.

"We are pleased to grow our program this year to help area life-

guards, park rangers and night watchmen as they prepare for summer activities," said Robert F. Stott, regional president of Bell Atlantic NYNEX Mobile. Added Michael DiBerardinis, Commissioner of the Philadelphia Department of Recreation, "We are grateful for this donation, which we hope will make the challenge job of our staff a little easier."

As part of its "Safe Summer Program," Bell Atlantic NYNEX Mobile's has also donated phones and service to state parks, recreation programs and beach patrols in the New Jersey and Delaware areas during the busy summer season. In total, more than 100 phones have been donated in the tri-state region this summer.

WINNING STRATEGIES PUBLIC RELATIONS

PUBLICATION: *The Haddon Herald*

CIRCULATION: 2x's per month - 15,000

DATE: July 3, 1997



Loaner

Bell Atlantic NYNEX Mobile recently loaned seven cell phone as a part of its Safe Summer Program to Camp Sunny Side, a recreational and educational camp designed for special children, held at Camden County College in Blackwood. Accepting the cell phone are county freeholder Bernie Platt and recreation program specialist Judy Franchi from Bell Atlantic NYNEX Mobile's Nancy Connor, right.

WINNING STRATEGIES

PUBLICATION: *Courier Post*

CIRCULATION: Weekday: 87,547 Sat: 87,547 Sund: 97,337

DATE: *Friday, October 31, 1997*

Mischief Night is quiet as Camden keeps watch

By KEVIN RIORDAN
Courier-Post Staff

CAMDEN — With only a handful of minor fires reported, the city's annual campaign against Mischief Night arson appeared to be paying off late Thursday.

Several hundred law enforcement officers, firefighters and citizen volunteers were on duty, and the streets were quiet except for a few incidents of egg-throwing and minor vandalism, city officials said.

By 11:25 p.m., only 11 fires had been reported, along with one or two arrests for criminal mischief, said city spokesman Keith Walker. He called the night "anti-climactic."

Three vacant houses were set afire, two by flares. The blazes, which caused little damage, were at 19th Street and Wayne Avenue, South 8th and Jefferson streets and in the 1100 block of North 25th Street. Also, a fire destroyed a car in a garage in the 100 block of North 32nd Street.

The other fires involved trash or leaves.

"We're more prepared than we've been in years," Mayor Milton Milan declared, as he arrived at the Kentucky Fried Chicken restaurant in East Camden to accept the loan of 20 cellular telephones from Bell Atlantic Mobile.

The mayor credited support

Please see MISCHIEF, Page 12A

Mischief/Under watch, Camden quiet

Continued from Page 1A

from several businesses, along with a "pro-active" approach that included transporting 2,000 city youngsters by bus to suburban recreation sites for what appeared to be a very quiet Mischief Night.

On Oct. 30, 1991, 49 buildings were torched as a wave of arson fires shook the city. A subsequent effort to quell arson and other "mischief" by using citizen volunteers to patrol the streets helped reduce arson dramatically.

Among those on patrol was Robert Jeter, 49, a father of three who lives at North 10th and Elm streets in North Camden.

"I don't mind walking to help out the city. I was born in and the city I live in," Jeter said.

According to Camden Fire Department statistics, there were nine fires in buildings between 6 p.m. and midnight on Mischief

Night in 1994, seven in 1995, and 20 last year.

Milan noted the city has shifted the emphasis of the Mischief Night campaign away from arson and toward something almost akin to a community celebration. At Broadway and Ferry Avenue in South Camden Thursday, a block party sponsored by the police department and Sacred Heart Church drew a crowd of at least 75 neighborhood residents. A group of Rowan University football players also was on hand with T-shirts for the youngsters.

"I love it. It keeps the kids out of trouble," said Denise Carter, 36, who brought several of her nieces and nephews to the bash.

Despite the festive atmosphere, about 100 Camden firefighters — twice the normal number — were on duty Thursday night, Chief Kenneth Penn said. Companies in Westmont and Pennsauken were

deployed in the city and additional suburban fire personnel were at bases in Gloucester City and Pennsauken. Philadelphia firefighters also were available for backup.

Camden Police Chief William J. Hill said about 225 of his officers — four times the usual number — were on the street Thursday night. They were bolstered by a contingent of state police and personnel from the Camden County Prosecutor's Office, the Camden County Sheriff's Department, NJ Transit Police, and the Parole Bureau of the N.J. Department of Corrections.

The city also expected close to 1,000 volunteers, representing 65 community, church and business organizations, to either patrol the streets, keep an eye on abandoned buildings in their neighborhoods or help out with special events for youngsters.

FOR IMMEDIATE RELEASE

Editorial Contact: Pam Sweeney Boyd (609) 727-1200 x257

October 28, 1997

BELL ATLANTIC MOBILE GIVES HIGH-TECH HELP TO CAMDEN CITY NIGHT WATCH GROUPS FOR MISCHIEF NIGHT

CAMDEN CITY, NJ -- Camden City neighborhood watch groups are one step closer to ensuring a safer Mischief Night due to a wireless phone loan from Bell Atlantic Mobile. The 20 phones, several of which are DigitalChoicesm digital phones, will make it easier for members of night watch groups to immediately report crime to the City's hot line designated for Mischief Night. The latest in wireless technology, DigitalChoicesm digital phones have a longer battery life which will be particularly useful to volunteers patrolling the area for the duration of the evening.

"We want to do our part as a good corporate citizen and help keep Camden City's streets safe this Mischief Night," said Bell Atlantic Mobile's Regional President, Robert F. Stott. "Our cellular phones will provide the watch groups with the direct communications link they need in order to report suspicious activity and hopefully prevent crime."

The cellular phone loan is part of Bell Atlantic Mobile's umbrella community relations program, "Wireless at Work," which provides wireless equipment to the communities it serves.

WINNING STRATEGIES

PUBLICATION: *Gloucester County Times* (Woodbury, NJ)

CIRCULATION: Weekday: 29,034 ; Sun: 32,000

DATE: *FRIDAY, OCTOBER 3, 1997*



Bell Atlantic Mobile recently celebrated its one-year anniversary at the Deptford Mall Communications Store by giving back to the community. The donation of two cellular phones with pre-activated 911 numbers was accepted by Deptford Mayor William Bain, left, on behalf of the Victim Witness Advocacy Program in the Gloucester County Prosecutor's Office. The donation is part of Bell Atlantic's "Wireless at Work" community program that offers support to non-profit groups. Pictured with Mayor Bain are Bell Atlantic Mobile representatives Carol Terrell, assistant retail sales representative; Tim Reagan, senior sales representative; and Robert Scalia, right, assistant communications store manager.

WINNING STRATEGIES

PUBLICATION: *Wilmington News Journal*
CIRCULATION: Weekday 7,200; Saturday 7,200
DATE: Thursday, October 2, 1997



The News Journal/BRIAN BRANCH/PRICE

Robert F. Stott, president of Bell Atlantic Mobile, reads messages on silhouettes Wednesday in Rodney Square. Stott's company is donating 20 cellular phones to the Delaware Coalition Against Domestic Violence.

Display is silent witness to pain of violence at home

By PHIL MILFORD
Staff reporter

WILMINGTON — Fourteen wooden silhouettes, including six of children, stood at silent attention on the steps of Rodney Square Wednesday, bearing witness to the horrors of domestic violence in Delaware.

The silhouettes, representing women and children who died in recent domestic strife, were placed in the square as part of a rally Wednesday marking the start of Domestic Violence Awareness Month.

A highlight of the event was the announcement that Bell Atlantic Mobile was donating \$5,856 worth of cellular phones and voice mail to the Delaware Coalition Against Domestic Violence.

Robert F. Stott, Bell Atlantic regional president, said the 20 cell phones are programmed to dial 911 when one button is pushed to enable victims get help quickly. And the 40 voice mail accounts will provide confidential, private access to potential employers and other services.

State Attorney General M. Jane Brady said men as well as women can fall victim to domestic violence, but men are more reluc-

tant to report it. She pointed to the silhouettes as voices "that have been silenced forever."

Brady said people who feel they are victims of domestic abuse should call police and go to Family Court and request a Protection from Abuse order, which are designed to keep abusive spouses and boyfriends away from the victim.

Margaret Parsons of New Castle told the 50 people at the rally about her 18 years in an abusive marriage to an alcoholic husband.

She said he began beating her when she was pregnant with the first of three children, and threatened to kill her when, more than a decade later, she notified authorities.

"At first he brought me flowers to make up ... but on June 26, 1994, he tried to strangle me," she said.

Then, Parsons said, "my daughter found a gun in the dishwasher, so the family fled to a pre-arranged 'safe house' while police looked for him.

They eventually found her husband drunk at home holding the gun — and he said he would have killed her if he could. She said he later died of alcoholism.

"It was the worst experience of my life," Parsons said.



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Transcript

DATE November 6, 1997
TIME 5:30-6:00 PM
STATION WHYY-TV (PBS) Channel 12
LOCATION Wilmington, Del.
PROGRAM 12 Tonight

Nancy Karibjanian, anchor:

A Wilmington community fighting to take a neighborhood back tonight and getting help from Bell Atlantic Mobile and the police. The West Twenty-eighth Street Neighborhood Association calling in the reserves to clamp down on crime and drug activity in their community.'

The Mayor, Police Department, and Bell Atlantic Mobile working together on this to give the community a pre-programmed 911 wireless phone system to beef up their Community Watch.

So far, any help to the community for keeping the peace will help with cutting crime.

Vera Gladney (President, Twenty-eighth Street Neighborhood Association): They had taken over the neighborhood to the degree that we were afraid to come up our street, so we were coming down Enterprise Street to get to our houses. And they were just all out, I mean it was crowded and they were sitting on people's lawns. It was almost to the-- we were frightened.

They were shooting guns in the streets.

Karibjanian: Here's how it works: with this Bell Atlantic Mobile system, it's pre-programmed to dial 911.

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FOR IMMEDIATE RELEASE

Editorial Contact: Pam Sweeney Boyd (609) 727-1200 x257

October 20, 1997

**YWCA'S DOMESTIC VIOLENCE VICTIMS
GET HIGH-TECH HELP FROM BELL ATLANTIC MOBILE**

WILMINGTON, DE - - Recognizing the physical, emotional and economic toll that domestic violence takes on Delaware's private and corporate citizens, Bell Atlantic Mobile announced today the donation of wireless products to the YWCA of New Castle County.

Through Bell Atlantic Mobile's "HopeLine" charitable initiative, the donation includes 10 confidential voice mail boxes for victims of abuse. With this donation, women can give out a confidential number - - rather than their own phone number - - as they seek employment, housing or counseling. Ten pagers and two cellular phones, which are also part of the donation, will allow women in transition - those not at a permanent address or with a permanent phone number - to be contacted.

"Our business is about helping people communicate anytime, anywhere, and for women trying to safeguard themselves against an abuser - - communication is even more significant," said Robert F. Stott, Bell Atlantic Mobile regional president, at a press conference held today with U.S. Senator Joseph Biden. "We're trying to make it easier for women in these situations to break the cycle of domestic violence and to lead productive lives."

- more -

Bell Atlantic Mobile Donates to YWCA/Add 1

“This voice mail service is an invaluable tool for domestic violence victims who feel trapped,” said Ruth Sokolowski, executive director of YWCA of New Castle County. “It enables a woman to take control without exposing herself to possible repercussions from an abuser.”

HopeLine, which was first introduced in 1993, was initially focused toward the homeless population. Bell Atlantic Mobile has since expanded HopeLine to meet the needs of diverse groups, including domestic violence victims, shelter residents and people in outreach centers.

This past year on a national level, through Bell Atlantic Mobile’s HopeLine program, more than 4,400 individuals, including domestic violence victims, received free voice mail service. By taking advantage of this service, hundreds of people were able to secure employment and housing, and seek counseling discreetly.

Bell Atlantic Mobile is the largest wireless service provider on the East Coast and the second largest in the United States. The company owns and operates the most extensive network in the East, covering 111,000 square miles, and the largest chain of wireless retail outlets offering a full range of wireless personal communications services, including voice, data and paging. Based in Bedminster, NJ, Bell Atlantic Mobile has 5 million customers and 7,000 employees in the Northeast, mid-Atlantic, Southeast, and, through a separate subsidiary, in the Southwest. The company is the chief wireless subsidiary of the new Bell Atlantic, formed through the merger of Bell Atlantic and NYNEX corporations.

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FOR IMMEDIATE RELEASE

Editorial Contact: Pam Sweeney Boyd (609) 727-1200 x257

October 24, 1997

**BELL ATLANTIC MOBILE DONATES WIRELESS PRODUCTS
TO NEW DOMESTIC VIOLENCE PROGRAM**

CHERRY HILL, NJ - - Bell Atlantic Mobile has announced a donation of 20 pagers to support "Side-by-Side" - a new domestic violence crisis intervention program initiated by Cherry Hill Township. The pagers, designated for Side-by-Side volunteers, will enable police dispatchers to immediately contact volunteers when a domestic violence victim is in need of counseling.

"Our wireless products provide the vital link that allows people to communicate with each other anytime, anywhere," said Robert F. Stott, regional president of Bell Atlantic Mobile. "By making product donations, we're doing what we can, as a corporate citizen, to help break the cycle of domestic violence."

This October, in conjunction with domestic violence awareness month, Bell Atlantic Mobile has made significant wireless product donations to several groups which aid domestic violence victims throughout the Philadelphia region. The donations include free voice mail boxes under the company's "HopeLine" program. Voice mail provides people with a consistent point of contact and a confidential means of communicating with prospective employers and landlords. This past year, on a national level, Bell Atlantic Mobile provided 4,400 people with free voice mail.

HopeLine is part of Bell Atlantic Mobile's umbrella community relations program, "Wireless at Work," which provides the communities the company serves with the means to improve safety, security and emergency communications through wireless equipment and service.

Bell Atlantic Mobile is the largest wireless service provider on the East Coast and the second largest in the United States. The company owns and operates the most extensive network in the East, covering 111,000 square miles, and the largest chain of wireless retail outlets offering a full range of wireless personal communications services, including voice, data and paging.

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94

C E R T I F I C A T E

I, MARY CAHILL JOHNSON, a
Certified Shorthand Reporter of the State of
New Jersey, do hereby state that the
foregoing is a true and accurate transcript
of my stenographic notes of the within
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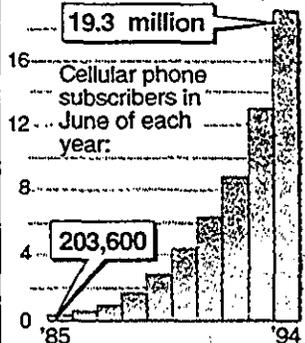
9/6/94

THE NATION'S NEWSPAPER

USA TODAY

NO. 1 IN THE USA . . . FIRST IN DAILY READERS

Phone boom



Source: Cellular Telecommunications Industry Association

By Cliff Vancura, USA TODAY

Safety spurs cellular phone sales

By Larry A. Strauss
USA TODAY

Cellular phone sales are exploding, spurred by safety minded consumers and heightened concern about crime.

Nearly 20 million people now own the portable phones, according to a study out today.

The Cellular Telecommunications Industry Association says usage has nearly doubled since 1992, and 2 of every 3 new telephone numbers are as-

signed to cellular phones.

They're catching on with everyone from anxious parents to motorists concerned about breakdowns: 46% of new users say personal security was the No. 1 reason they bought one.

"It's really driving the new wave" of sales, says Mark Lowenstein of The Yankee Group in Boston.

Natural disasters such as hurricanes and earthquakes also added to the sales surge.

Sales at Comcast Metro-

phone in Pennsylvania's Delaware Valley soared 40% after snowstorms this year stranded hundreds of motorists. Cellular calls to 911 numbers are free.

Cellular phones have been around since 1983, but firms had done little to attract safety conscious customers because their low usage tends not to rack up a lot of paid airtime.

Now they're avidly chasing those users. US West's "Mr. Rescue" service provides free roadside assistance for strand-

ed motorists. Most of Florida's carriers offer a "FHP feature that dials the police.

Some customers who don't expect to use the telephones much become enthusiasts.

"They'll go a couple of months with it in the glove box, then they'll start using it and like it," says Kevin Heiner, a Salt Lake City cellular wholesaler. "Pretty soon it's an emergency to call and see if you need to stop and pick up bread and milk on the way home."

THE NATION

Car phone, toddler save

Woman and 3-year-old are abducted

By Kevin Johnson
USA TODAY

Clinging to a cellular telephone and leaning on the car horn, a Florida toddler helped police rescue her mother from a sweltering car trunk.

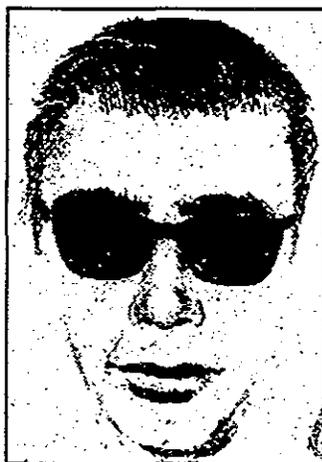
The girl, whose identity is being withheld because of safety fears, led police to the top level of the parking garage at Tampa International Airport, where a kidnapper had locked her mother in the trunk.

"Not bad for a 3-year-old, huh?" airport police Lt. Steve Marlovits said Sunday. "Most kids that age would have lost it completely. Not this one."

But police say a good deal of the credit must go to the child's mother, Mary Graves, who dialed 911 on a hand-held phone and secretly passed it to her daughter before the kidnapper hustled Graves into the trunk.

The toddler's knowledge of colors and her surroundings helped dispatchers locate the car within 21 minutes after the call was placed, Marlovits said.

The little girl, fighting through tears, remained on the line the entire time, telling dispatchers she was in a blue car



SUSPECT: Police say this man locked woman in her car trunk.

and could see the sky.

But perhaps most important, police said, the girl honked the horn as requested.

"That's a big lot, but we're used to locating cars by sound when alarms go off," Marlovits said. "When that little girl hit the horn, it really helped us."

The Friday evening ordeal began about 5:30, when the pair pulled into a nearby Pinellas Park service station for a cold drink on the way home from visiting friends in St. Petersburg.

Graves and her daughter had returned to the car and were leaving the service station when a gunman popped up from the floor in the back seat.

"He didn't talk much," she

said. "He just told me to go to the airport."

Graves told police that the gunman directed her to the upper level of the nine-story parking garage and got out of the car. Before being robbed and placed in the trunk, Graves said, she slipped the phone to her daughter and instructed her to "keep talking to whoever

mother

er answers."

"Apparently, (the suspect) never noticed Mrs. Graves dial 911 or give instructions to the little girl" in the back seat, Pinnellas Park police spokesman Leroy Lerchen said.

Until she became unconscious, Graves coached her daughter by pushing the trunk side of the back seat slightly

forward.

"My daughter's not allowed to honk the horn," Graves said. "But when she started, I was screaming, 'Honk it, baby, you just keep honking' ... I don't think I could have lasted much longer. It was just so hot."

Police were searching for a thin man, 20 to 25 years old, of average height and dark hair.

'MOMMY'S IN THE TRUNK?'

Partial transcript of a 3-year-old's 911 conversation, after police dispatchers determined she was at Tampa airport.

Male dispatcher: Are you there?

The girl: Yes. I want my mommy.

Dispatcher to dispatcher: I have a 3-year-old lost at the airport.

Female dispatcher: OK. Are you in a car?

Girl: Yes.

Male dispatcher: Do you see any airplanes?

The girl: Mommy in the trunk.

Male dispatcher: Mommy's in the trunk?

Female dispatcher: Can you honk your horn? Sit on the horn, make it loud?

The girl: Where is it?

Female dispatcher: It's where the steering wheel is. OK, get up front, this is a game, get up front.

The girl: I can't find it.

Female dispatcher: It's right up front, the big steering wheel, just press in the middle.

The girl: Where is Mommy?

Female dispatcher: Honey, we're trying to find you.

The girl: Mommy!

Female dispatcher: Honey, can you go to the steering wheel?

The girl: Mommy! (sounds of crying)

Female dispatcher: Don't cry. Can you see a roof or do you see sky? Look and see if there's a roof above you.

Girl: Why?

Female dispatcher: Why? So I can find out where you're at and get a hold of your mom. ... Talk to me a little while. We're trying to get Mommy. Can you do something for me? Can you try to honk your horn loud? (Honking)

Female dispatcher: Keep honking, keep going. OK, sweetheart, keep doing that so the officers can hear. (Honking)

Female dispatcher: Honey, do you know your home phone number? We're trying to get daddy and mommy. Do you know your phone number?

The girl: Yeah.

Female dispatcher: Can you tell me?

The girl: Yeah. (Tries to give number.)

Male dispatcher: Try again, honey. Do you know the number?

The girl: Yeah. (Gives the number)

Male dispatcher: You're smart.

Female dispatcher: Honey, do you see the police officer?

Officer's voice: OK. I got (her).

Fisherman was smooth operator

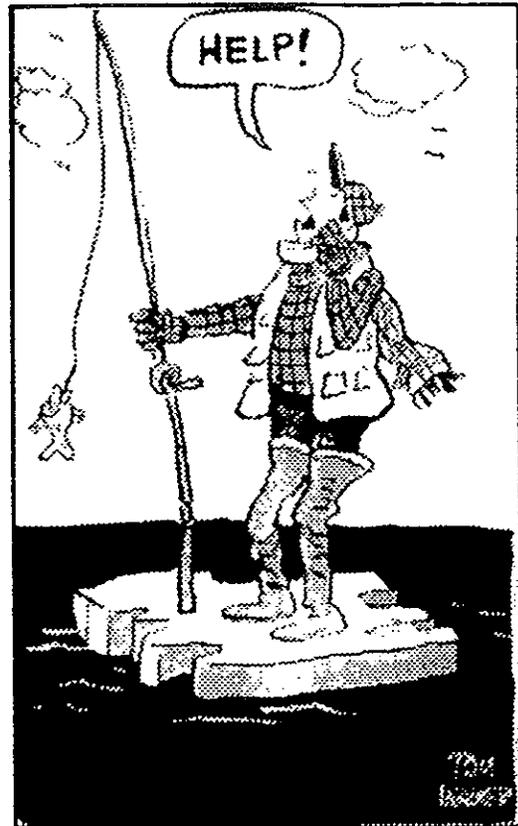
When a Norwegian fisherman found himself floating out to sea on a chunk of ice yesterday, he kept his cool and let his fingers do the walking - to safety.

The 55-year-old man, whose name was not released, was ice-fishing when he noticed that his patch of ice had broken adrift. He couldn't reach land across the rapidly widening expanse of frigid ocean water.

So he whipped out his cellular telephone and punched in the number of the nearest fire department, in Fredrikstad, to let them know of his involuntary voyage.

The fire department called the police, who called the Royal Air Force, which sent a rescue helicopter that picked him up within 30 minutes of his call.

"They even rescued his sled," said Johan Skjulhaug of the Fredrikstad police. Skjulhaug said the fisherman probably owes his life to his phone.



The Star Ledger

Publication

Newark, NJ

Town

May 3, 1997

Date

Keep Car Phones

A car phone is a necessity when stranded on a deserted street with a flat tire, when you're late for work and or someone is following you. If the government banned their use in cars while driving, what other way would we have to communicate?

I work at Shadow Traffic and get an incredible number of cell phone calls from witnesses telling us of serious car accidents, car fires, house fires, overturned vehicles, flooding, hit-and-run accidents and numerous other events that occur in and out of the city every day.

Not everyone who drives and talks on the phone causes an accident. Anyone not paying attention on the road can hit someone. People must take responsibility for their actions and not blame them on an electronic device. If the government bans the use of car phones, it should also ban the use of CB radios in trucks, limousines and taxis.

Car phones used properly can save a life. One day the life saved may be yours.

—Kathy Marques, Elizabeth

COMPUTERS & OFFICE AUTOMATION

From perk to practical

By Tracy Tucker

Special to The Star-Ledger

While the snowstorms of winter 1994 brought traffic delays and disruptions to many companies, at Jet Aviation—an aircraft servicing and management firm—business continued smoothly, thanks to employees equipped with cellular phones.

"The inclement weather had little effect on us because our decision-makers were able to conduct business," said Joseph Esmerado, vice-president of aircraft maintenance at the Teterboro-based company.

The growing enthusiasm for wireless communications has made cellular phones one of the fastest growing consumer electronics segments. Today, there are over 19 million cellular customers in the United States, up from about 10 million in 1992, according to the Cellular Telecommunications Industry Association (CTIA). More than 17,000 new customers are added each day, the Washington, D.C.-based organization reports. Industry analysts predict that by the year 2000, 33 million Americans will be using cellular phones.

The astounding growth of the cellular market can be attributed, in part, to the vast improvements in

technology, coupled with declining prices. The phones continue to shrink, and include more features and longer battery life.

An example is Motorola's MicroTac Elite, which weighs in at a mere 3.9 ounces, quite a change from the hefty eight- to 11-pound models of a decade past. The Elite—equipped with 60 minutes of

CELLULAR TECHNOLOGY

talk time, and a built-in answering machine that holds 70 seconds worth of messages—easily fits into a shirt pocket or purse.

Along with technology improvements, cellular is becoming more affordable. The average monthly bill for subscribers dropped from \$83.94 per month in 1990, to \$58.65 per month in the first half of 1994, according to CTIA research, and the trend is expected to continue.

As prices drop, the service continues to grow more robust. Cellular carriers such as Bell Atlantic Mobile and Cellular One are providing call management features typically accessible from desk phones, such as voice mail, three-way calling, call forwarding and call waiting.

Used with other wireless gadgets, cellular phones allow businesspeople to create mobile offices. Armed with cellular fax machines and laptops with cellular modems, they send data, retrieve fax and E-mail messages, and tap into on-line information services from remote locations.

Many cellular users are "yellow pages entrepreneurs," said Lonnie Lauer, vice-president for Bell Atlantic Mobile's northern New Jersey region. These landscapers, plumbers and others in the construction trade rely on cellular phones to take calls from new customers and respond quickly to emergencies. "The worst thing for them is if a customer calls and gets a recording," said Lauer. "The customer is likely to go to the next person listed in the phone book, rather than leave a message." A cellular phone often keeps these subscribers from losing business.

Sales and service professionals also rely heavily on wireless communications. Salespeople are able to spend more time in the field with customers, and get on-the-spot information on pricing, inventory and availability. Service technicians are able to order parts from their trucks, get schematics of equipment they're working on faxed right to the customer site and receive instructions on their next job

without returning to the office. Professionals, such as attorneys, are able to access on-line bulletin board services to do legal research while sitting in courtrooms and airports. Subscribers are able to use their time more productively by making calls on the way to and from work, and using the phones to schedule appointments.

While today's cellular technology seems to offer the height in untethered communications, advancements will bring even better service.

One of the most significant advancements in cellular data is the emergence of Cellular Digital Packet Data (CDPD), a digital data transmission service that uses idle voice channels within the existing cellular network to send bursts of data. The service takes wireless data to the next level by increasing speed and reliability of transmissions.

Cellular One, which services 2,300 cities in the U.S. and Canada, is testing CDPD in such major cities as Seattle, Dallas, Miami and New York. The company, owned by McCaw Cellular Communications Inc., hopes to have the service fully deployed by the fall.

Bedminster-based Bell Atlantic Mobile provides CDPD in parts of Morris County, and plans to expand the service's coverage in 1995. ♦

Star - Ledger

Publication

Newark, NJ

Town

Feb. 21, 1996

Date

OUR OPINION

Technology wins out

Cellular phone use will continue to grow despite complaints from a few

Society can't be brought to a halt because of imagined health risks or objections to the aesthetics of a cellular telephone antenna.

That's what a wise appellate court panel was saying last week when it decreed that cellular telephones were a "benefit to the general public," thus making it harder for towns to reject applications for the towers.

The court was ruling on a case in Monmouth County, but the decision has implications for Morris, where Bell Atlantic plans to put up as many as eight antennas.

Nyne, Bell Atlantic and other companies seeking to erect cellular telephone antennas here - for the benefit of people who live and drive here - have been subjected to all sorts of harassment from local residents and officials. The antennas pose health risks, people claimed. And they're ugly too.

Not so fast. The court said health risks from electromagnetic waves are "unsubstantiated" - an unfortunate choice of words, and misleading to boot. The court could just as easily have said there is no evidence of health risks.

Sure, reports of disease "clusters" in communities near chemical plants, power lines and other sources of pollutants

or radio waves make for great headlines. But these clusters have fallen apart under close scrutiny.

If half of what people claim is true, we'd all be dead from rays emanating from our microwave ovens, color televisions and other devices in our homes.

As for aesthetics, the court said if towns want to reject the towers because of the way they look, they'd better be able to prove that their argument outweighs the social benefits.

Besides providing busy business people and families with a handy way to keep in touch, cellular phones allow citizens to report accidents from the road, and provide vital communication when storms down regular phone lines.

They've obviously proven tremendously popular with the public, with 16 million in use in the United States today, and that number is expected to jump to 50 million by the year 2000. We're guessing a number of these phones are owned by people who live in the towns where antennas are proposed.

Local governing bodies are responsible for looking out for the public interest - not necessarily the interests of the relatively few people who show up at a public meeting to complain.

Blairstown Press

Publication

Blairstown, NJ

Town

Sept. 21, 1996 / Circ. 4,400

Date

Feels there is 'inherent benefit' in cellular tower

To the Editor: 2-438703

In following the flap over the request of Cellular One to place a telephone re-transmission tower in Blairstown, I regret I am not a Blairstown resident so I could not testify at the hearings. However, as a member of the region affected by this service, I do have a direct stake in the outcome and wish to make it clear that the testimony, and press thus far generated is strictly one, biased side of the issue.

I do not argue the unsightliness of having a tower in your backyard, nor a sound baffle, nor an airport, nor a highway, etc. But this is 1994, and they are part of reality. In truth, there are some homes and businesses in the area (though not too many hereabouts, thank goodness) that I would less rather have in my backyard than the tower! Before you all jump on me over this tomorrow morning, I will say now that I don't personally own a suitable location for such an antenna placement, so we chow on that hypothetical argument.

The opposition to the antenna seems to have settled on the issue that the phone company has not proven the tower would represent an "inherent benefit." Those of you who have not yet discovered the amazing technology of cellular phones and come to depend on them might take this position. But, sorry folks - in the big picture you're wrong.

We have cellular phones in our vehicles, and use them extensively. We depend on them for conducting daily business. More important - when winter snows wipe out the land phones up here on the mountain, or summer electrical storms kill our local service (which happens regularly in Hardwick) it is reassuring to know we still have emergency contact with the outside world to call an ambulance, fire trucks or the police.

We use our car phones extensively for getting messages when running around Blairstown doing business with the local merchants. I can't begin to guess how many extra trips into town

have been saved by this benefit - and gasoline - and the environment. Our kids can reach us when they need to be picked up from school, or when practice is over. Ever the school nurse has reached me in the car. We spend a lot of time in our vehicles, living and working in a rural area - and it is a great inherent benefit knowing we can be reached quickly for any of a thousand reasons. When we break down or have an accident - need any kind of help, we can easily get aid. How many break downs of other motorists, accidents and emergencies are reported by passing drivers with car phones each day? But not in Blairstown!

You see, as the cellular company is and has been trying to explain - Blairstown and Hardwick are right on a coverage seam. Like the man on the TV commercial says - if you can't get a call through ..., well, too bad for you. And, nearly half the time we can't in Blairstown or Hardwick. We never know from minute to minute, or spot to spot if we will get a dial tone. The nearest antenna is just too far

away. Placing calls and receiving calls throughout the entire state of New Jersey is simple - but not in Blairstown. Backwater-backward? How long do we continue being second class citizens, minus the benefits everyone else gets so early (cable TV, etc.)?

I sympathize with the people who do not want the antenna in their neighborhood, but don't, please don't advance the argument that there is no inherent benefit to the community. For you, maybe no - for many of your neighbors, and many, many more of us in the future - yes! The cellular company does not want to build this just to be mean to a few local residents - they are doing this because so many local residents have been complaining, arguing and harassing them over the years over the terrible service we receive in northern Warren County - that everyone else in the state expects and has come to take for granted.

Sincerely,
Michael Peterson,
Hardwick

PST COMMUNICATIONS GROUP NEWS UPDATE

PERIODICAL: **Trenton Times**

DATE: May 1, 1996

Town watch groups to get wireless phones

Donation to police includes unlimited use

TRENTON (AP) — The Whitman administration and Bell Atlantic NY-NEX Mobile are teaming up to fight crime in Trenton and other cities by providing wireless phones to neighborhood watch groups.

The phone company announced yesterday that it is donating as many as 50 wireless phones with unlimited usage to police departments in Trenton, Asbury Park, Camden and Elizabeth. The

police will hand out the phones to neighborhood watch groups.

In addition, Bell Atlantic NY-NEX Mobile says it will provide HopeLine — a cellular voice mail service akin to an answering machine that offers battered women and homeless people a safe way to receive messages.

Company officials say the donation is part of the company's national "Wireless at Work" community service program. By providing the free phones and HopeLine, the Bedminster-based company joins the state's Adopt-A-Neighborhood Program.

"The cellular phones and service we are donating today will provide community volunteers with a critical measure of safety and security as they patrol their streets and reclaim their



Trenton Chief Ernest Williams
... discusses donation

neighborhoods one block at a time," said Bell Atlantic NY-NEX Mobile President Dennis Strigl.

Community Affairs Commissioner Harriet Derman praised the company for "emphasizing civic responsibility and practicing corporate responsibility."

PST COMMUNICATIONS GROUP NEWS UPDATE

PERIODICAL: **Gloucester County Times**

CIRCULATION: 29,000 (Daily)

DATE: May 1, 1996

Cops get free phones

TRENTON — The Whitman administration and Bell Atlantic NYNEX Mobile are teaming up to fight crime with wireless phones.

The phone company announced Tuesday that it is donating as many as 50 wireless phones with unlimited usage to police departments in Asbury Park, Camden, Elizabeth and Trenton. The police will hand out the phones to neighborhood watch groups.

In addition, Bell Atlantic NYNEX Mobile says it will provide HopeLine — a cellular voice mail service akin to an answering machine that offers battered women and homeless people a safe way to receive messages.

PST COMMUNICATIONS GROUP NEWS UPDATE

PERIODICAL: **Asbury Park Press**

DATE: May 1, 1996

Phone company 'adopting' Asbury Park

COASTAL MONMOUTH BUREAU

ASBURY PARK — Bell Atlantic Nynex Mobile, the cellular communications company that has been donating services to communities for nearly a decade, will expand its program to include Asbury Park through the state's Adopt-A-Neighborhood Program, state officials announced yesterday.

The company already donates cellular services and equipment to police departments, homeless and domestic violence shelters or neighborhood watch groups in three of Gov. Whitman's urban initiative towns — Camden, Trenton and Elizabeth.

The new partnership, announced

by state Commissioner of Community Affairs Harriet Derman, will expand those services in those cities, and, for the first time, include Asbury Park, the state's fourth targeted town under Whitman's urban revitalization program.

For Asbury Park, at this point, the company is donating five cellular telephones — programmed to dial 911 — to the city's Neighborhood Watch groups. Bell Atlantic also will donate its HopeLine cellular voice mail boxes to Epiphany House, a halfway house for recovering female alcoholics and drug abusers and their children in the city.

Hopeline works like an answering machine to provide individuals with a secure means of receiving mes-

sages from potential employers, landlords and social service agencies.

"This is our first large-scale involvement with Asbury Park," said Melinda McLoughlin, a spokeswoman for the company.

Bell Atlantic, headquartered in Bedminster Township, operates its Mobile Hopeline program at homeless and battered women's shelters in eight counties, including the Project Protect in Elizabeth and the Women's Center of Monmouth County, Hazlet Township.

Derman yesterday said the state has two dozen businesses, civic organizations and community groups involved in the neighborhood program.

Courier-News
Publication
Bridgewater, NJ
Town
November 28, 1996
Date

Star - Ledger
Publication
February 11, 1995
Town
Date

The Daily Local News
Publication
November 8, 1996
Town
Date

CODE LETS DRIVERS REPORT ROAD DRUNKS

Bell Atlantic NYNEX Mobile is kicking off a holiday safety program in which cellular phone customers can dial a special code to report other motorists who appear to be drinking drunk.

Bell Atlantic customers will be able to dial *DWI from their cellular phones and alert police to the presence of a drunken driver.

The service is available only to Bell Atlantic NYNEX customers and the call is free, said Bell Atlantic spokeswoman Robin B. Nicol. A *DWI call rings into a special line monitored by the state police, she added.

This in the fourth year the company has provided the service, Nicol said. "It's been very successful in past years", she added.

The holiday safety plan will be in effect from Thanksgiving through New Year's Day. Bell Atlantic also supports Mothers Against Drunk Driving's annual red ribbon safety campaign, "Tie One On For Safety". Customers can pick up red ribbons - which are traditionally tied onto car antennas to remind people not to drink and drive - at any Bell Atlantic store.

Jennifer Bauman

WOMAN STRUCK BY CAR IN CLARK

A woman accompanying her daughter on her newspaper delivery route was injured yesterday when she was struck by a car in Clark, police said.

Zaida Rodriguez, 63, of Elizabeth was listed in stable condition last night at University Hospital in Newark with facial trauma and injuries to her left hand, said Rogers Ramsey, a hospital spokesman.

The accident occurred at 6:30 a.m. on Raitan Road near the Hehnly School, said Dectective Dave Satkowski.

Rodriguez was struck by a car driven by Mitchell Niles, 29, of Roselle Park, he said.

Satowski praised neighbors and passing motorists with cellular phones who called 911 to report the accident.

The incident is still under investigation.

CELLUAR PHONES DONATED BY NYNEX MOBLIE

EAST CALN—In conjunction with the opening of its store in the Brandywine Square Shopping Center, Bell Atlantic Nynex Mobile will today be donating cellular phones to Bridge of Home in Coatesville, a non-profit organization that helps homeless women and children find permanent housing and achieve financial self-sufficiency.

The program's social woekers will use the phones for emergencies when they are traveling throughout the county.

Reaching out to battered women

Bell Atlantic's HopeLine offers voice mailbox

By ALLISON FREEMAN

Battered women living in shelters in Essex and Union counties will have a private cellular voice mailbox to use through a special community service program launched by Bell Atlantic NYNEX Mobile.

HopeLine, already available in Passaic, Morris and Atlantic counties, was announced yesterday in conjunction with the grand opening of the new Bell Atlantic NYNEX Mobile store in the Mall at Short Hills.

The mailbox, which is free, acts like an answering machine, providing victims of domestic abuse with a safe and private phone number to leave with prospective employers and landlords, without the abuser's knowledge, said John Stratton, vice president of Bell Atlantic NYNEX Mobile.

Stratton said the company also will look to other ways to help victims of domestic violence and other groups in need through its cellular services.

"The idea is to take wireless technology and put it to work for people who need service in the community," he said.

HopeLine is provided in partnership with the state Division on Women and Division of Youth and Family Services.

"This partnership is a perfect example of how social-service agencies and concerned corporate citizens can work together to help break the cycle of domestic violence and improve the quality of life in our communities," Community Affairs Commissioner Harriet Dermant said in a written statement. "This truly is a model of wireless communications at work for the good of our citizens."

There were 70,000 domestic violence incidents reported in 1994, 12,000 of them in Essex and Union counties, Stratton said.



Photo by Bob Bruce
A woman at a shelter uses the HopeLine by Bell Atlantic NYNEX Mobile.

In many of the cases, victims stay in relationships for financial reasons, said DYFS Director Patricia Balasco-Barr. HopeLine "will help these women become independent."

Three shelters in the counties plan to take advantage of the program to benefit abuse victims, Stratton said.

Patty Lue Boff, director of the Safe House in suburban Essex County, said the new program alleviates the "stigma" of women of telling prospective employers or landlords that they live in a shelter. Without HopeLine, most would not be able to receive messages, she said.

Rosa Weber, manager of the Essex County Violence Program, which operates a shelter, said she hopes other businesses will follow Bell Atlantic's lead and try to help victims of domestic violence.

"This is an invaluable service and I hope it lasts forever," said Lysa Corbin, legal ad-

*'This is an invaluable
service and I hope it lasts
forever.'*

— **Lysa Corbin,**
shelter legal adviser

viser to the shelter.

Project Protect in Union County also is participating in the program.

More than 400 persons used HopeLine in 1995. Cathy Stephens of Jersey Battered Women's Services in Morris County said her clients find the service "a very secure way to communicate."

Millburn Mayor Elaine Becker thanked Bell Atlantic and said the township also plans to develop a domestic-violence program.

Victims of domestic violence are the focus of the program, but the voice mailbox has also helped the homeless and other groups, Bell Atlantic's Stratton said.

Jim Rhodes, a homeless man from Morristown, said he puts the HopeLine number on his resume when he applies for jobs and in dealing with landlords.

HopeLine is part of a national service program called "Wireless at Work," Stratton said.

It is a national umbrella program of Bell Atlantic NYNEX Mobile coordinating all of the company's charitable initiatives. It was developed to offer creative solutions through the company's technologies for society's most vexing problems, Stratton said.

c. EMS Testimony

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MAURICE RIVER TOWNSHIP
ZONING BOARD OF ADJUSTMENTS
LEESBURG, NEW JERSEY 08327

BELL ATLANTIC MOBILE, INC.
USE VARIANCE APPLICATION FOR
CELLULAR PHONE TOWER

TRANSCRIPT OF
RECORDED PROCEEDINGS

Place: Maurice River Twp.
Municipal Bldg.
556 Main Street
Leesburg, N.J. 08327

Date: June 21, 1995

TRANSCRIPT ORDERED BY:
Frank DiDomenico, Esq.

Transcriber:
Barbara Sutton
Zoning Board Secretary

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Those attending the Maurice River Township Zoning Board meeting on 6-21-95, and taking part in the proceedings involving the use variance application of Bell Atlantic Mobile, Inc. for the installation of a cellular tower on Block 70, Lot 6 were:

Anthony Ficcaglia, Chairman
Jack Stowman, Vice Chairman
Charles Thompson
Wayne Whilden
Margaret Cheeseman
Frank M. Clark
Edward F. Duffy, Solicitor
Barbara Sutton, Secretary

Frank DiDomenico, Attorney for Bell Atlantic
Richard Tangel
Corey Streeter
George Pettit
Claire Mazzochette

Edward Carroll
Michael Monagas
Karen Sue Monagas

1 something that we make a study on. Usually, the police
2 departments and fire departments know whether they need a
3 system or not and if they do, they will come to us and ask
4 us that. We don't usually know what types of needs the
5 individual townships need.

6 FICCAGLIA: Anyone else? I suppose that we have nothing
7 further for Ms. Mazzochette. Thank you very much.

8 MAZZOCHETTE: Thank you.

9 DIDOMENICO:indisc.... George Pettit.

10 FICCAGLIA: Raise your right hand please, sir.

11 DUFFY: Do you swear to tell the truth, the whole truth
12 and nothing but the truth?

13 PETTIT: Yes, I do.

14 FICCAGLIA: Your name and address for the record?

15 PETTIT: George Pettit. 547 Mayfair Street, Vineland,
16 New Jersey.

17 FICCAGLIA: Go ahead, Mr. DiDomenico.

18 DIDOMENICO: Thank you. Q. Mr. Pettit, where are you
19 employed? A. I'm employed with Underwood Memorial
20 Hospital. Q. And what's your capacity? A. I am
21 operations supervisor for our Cumberland County operations
22 for paramedical services. Q. You provide paramedical
23 services to the Cumberland County area? A. We provide the
24 advanced life support services to the entire Cumberland
25 County region. We're not on one dispatch center

1 Q. Does that include Maurice River Township. A. Maurice
2 River Township and northern parts of Cape May County and some
3 of the fringe areas. Q. In that capacity, do, does your
4 service utilize mobile phone service. A. Cellular phone
5 systems are our mainstay of communication, our only means of
6 communicating with our base physician of which we relay our
7 patient's injuries to and receive all medical treatment
8 protocols in order to take care of a sick or injured
9indisc.... Q. Cellular telephones is your only, or
10 your primary means of communication? A. It is our only
11 means of communication at this point to the base physician.
12 Our whole operation is geared around cellular communication.
13 We are one of two operations in the State of New Jersey that
14 received a waiver from the State Department Health to operate
15 solely on a cellular communication network. Secondary,
16 because it's a rural area and the cost factor for our system
17 to place eleven towers of this size in this county to support
18 at 500 megahertz radio communications system. Q. You would
19 need eleven towers? A. We would need approximately eleven
20 towers according to our engineering study that we had to have
21 hired out to maintain an adequate communications system in
22 this county if we were using anything but cellular. Q.
23 Where is your base physician located? A. Our base
24 physicians are located at Millville Hospital. Q. Can you
25 give the Zoning Board members some idea of what type of

1 phone, mobile phone reception you have in the Maurice River
2 Township area? A. At this time, what we experience in
3 Maurice River Township, basically along the Route 47 corridor
4 south and Route 55 going northbound, it's awful hard. Calls
5 are generally in that area and those are the main source of
6 transportation north to the receiving hospital. From the
7 prison, Newcomb Hospital receives every prisoner under
8 contract. That's transported out of the prison facilities
9 here to Vineland, and along that transportation route, we
10 have absolutely, little to no communication until we reach
11 the southernmost last exit of Route 55 prior to it
12 terminating at Route 47. We have little to no
13 communications. Q. And has Bell Atlantic Mobile offered
14 your service, or your company to co-locate on their antenna?
15 Are we to utilize their service? A. We actually do
16 utilize their service. Bell Atlantic is our mainstay of
17 communication in this area and without adequate tower
18 coverage, we will continue to suffer radio outages, which in
19 our outlook is contingent upon us maintaining this waiver
20 from the State, but we can't provide the continuity of care
21 through communication with the physician, they're going to
22 yank our waiver and we're looking at handling this situation
23 eleven times over in each community in this county looking
24 for towers for our radios. Q. And your emergency service
25 is hooked into to the County 911 service? A. We are

1 dispatched in conjunction with local squads every time there
2 is a life threatening emergency. Q. Now, how would, if
3 this site were approved by the Board, how would that assist
4 you communications within Maurice River Township? A. It
5 would make our life a lot easier and it would make the
6 continuity of care rendered to the citizens of this community
7 1005 better than what it is now. Q. In your estimation, in
8 your opinion, would it aid the safety of citizens within this
9 Township? A. yes, it would, greatly. Q. Okay. How
10 would it do that? A. What we have to do at this point when
11 we cannot reach our physician, we have guidelines that we
12 operate under from the State Department of Health, which are
13 considered radio failure communication protocols. It limits
14 our practice, but allows us to practice without contact with
15 the physician. This, in turn, limits the care we can render
16 to the citizen in the street. During cardiac arrest, we need
17 to do three simple skills and the administration of one drug.
18 Beyond that, we cannot do anything for you. No more than the
19 local rescue squad can by pushing on your chest. We are
20 therefore not afforded the skills, the equipment, and the
21 drugs that we carry in our vehicle that are there to help
22 you. Until I can make contact with that base, that's all I
23 can do for you. Q. Just to clarify, the doctor gives you
24 instructions over the mobile phone? A. We, along with
25 verbal report of the patient's condition transmit

1 electrocardiograms to the base physician. He reads across
2 the oscilloscope that comes on the base and without these
3 communications, we cannotindisc..... We are his eyes.
4 We are his hands, ears and eyes in the street. Q. Can you
5 give us some idea how often your service company is called to
6 Maurice River Township? A. In Maurice River Township our
7 volume is, on an average, between nine and eleven hundred
8 times a year. We travel at least this farindisc.....
9 Q. Nine to eleven hundred times a year? A. Nine hundred
10 to eleven hundred times a year.

11 DIDOMENICO: That's all I have for this witness.

12 FICCAGLIA: Board members have questions? Mr. Duffy
13 have questions?

14 DUFFY: Mr. Pettit, based on the testimony of the
15 previous witness, what I'd like to ask you is what kind of,
16 do you have a phone that's installed in the ambulance? A.
17 Okay. We utilize two types of phones. We have what is
18 commonly known or generally called a bag phone. We convert
19 it into a hard case. Only the carrying aspect of the phone
20 is altered, none of the communication effort. We also use
21 phones that are mounted in the carsindisc.....
22 that are considered 3 db gain antennas. The 3 db gain
23 antennas in this Township are hit and miss on a good day. We
24 have less than 10, 15% success rate. What has been shown to
25 us the optimum equipment afforded to us. The bag phones, we,

1 basically,indisc.....

2 DUFFY: The antennas your talking about, are they
3 installed on the exterior of your vehicle?

4 PETTIT: We've gone through three phases of an
5 operation trying to enhance our communications without an
6 additional cell down here. The one with Bell Atlantic and
7 Underwood Memorial Hospital, we undersaw the cost of
8 installing external antennas on every ambulance in this
9 county, which enhances very little. It helped, but it didn't
10 make a noticeable difference. We then went to car mounted
11 phones in our vehicles, that are the chase vehicles behind
12 the ambulance. Again, not a noticeable difference with
13 those. In fringe areas, we get marginal. In the deep
14 areas of the Township, it is negligible. We didn't even
15 notice that they were there. And, as I say, if the bag
16 phones, using them on the inside when you'reindisc....
17 ambulance, with the no mean antenna, and the low output of
18 the unit, it's virtually useless to us, and until we get on
19 55 and get to the southernmost exit in the Millville
20 territory, we don't even attempt to ...indisc..... It never
21 worked for us.

22 FICCAGLIA: All right. If there are no further
23 questions, you may....., that's all for Mr. Pettit.

24 DIDOMENICO: Okay. Thank you. That's all the witnesses
25 I have, so.....

ORIGINAL

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WOODLAND TOWNSHIP PLANNING BOARD
BURLINGTON COUNTY, NEW JERSEY

In the Matter of: : TRANSCRIPT
: :
BELL ATLANTIC MOBILE SYSTEMS, INC., : OF
Variances; Lot 5, Block 101 :
: PROCEEDINGS

Tuesday, March 19, 1996
Municipal Building
Woodland Township, New Jersey
Commencing at 9:15 p.m.

B O A R D M E M B E R S P R E S E N T :

DOMINICK REPICI, Chairman
JOHN BOWKER, Mayor
ANTHONY DONOFRIO
GORDON CLARK
ARLENE MANSURE
DOMINICK REPICI
RODNEY REPERT
CONSTANCE WILLS, Secretary

DAVID FLEMING, Engineer

A P P E A R A N C E S :

ANTHONY CAVUTO, ESQUIRE
Attorney for the Board

GREGORY J. CZURA, ESQUIRE
Attorneys for the Applicant

MARY CAHILL JOHNSON, C.S.R.
R.P.R.

PRECISION REPORTING SERVICE
Certified Shorthand Reporters
P.O. Box 953
Union, New Jersey 07083
(908) 687-9477

1 map? I can't see from here.

2 THE WITNESS: Beg your pardon?

3 MR. FLEMING: Is that a U.S.G.S. quad
4 map?

5 THE WITNESS: Yes.

6 MR. FLEMING: I just can't see all the
7 way from this end of the table.

8 MR. CAVUTO: Next witness?

9 MR. CZURA: Jaime Pitner.

10 MR. CAVUTO: Okay. Mr. Pitner, raise
11 your right hand, and give your name and business
12 address and what your uniform seems to indicate.

13 THE WITNESS: Okay. My name is Jaime
14 Pitner, J-a-i-m-e. And Pitner, P-i-t-n-e-r. And
15 my business address is Memorial Hospital,
16 Burlington County. 175 Madison Avenue, Mount
17 Holly, New Jersey. My position is Director of the
18 MICU or Mobile Intensive Care Unit.

19
20 J A I M E P I T N E R, having been duly
21 sworn, testified as follows:

22

23 DIRECT-EXAMINATION BY MR. CZURA:

24

25 Q. Jaime, have a seat. You're employed by

1 the hospital as the director of the MIC unit. You
2 already said that. Is that correct?

3 A. Yes.

4 Q. And the MIC unit is the Mobile Intensive
5 Care Unit?

6 A. Correct.

7 Q. And that -- Mobile Intensive Care Units
8 have been promulgated in the state of New Jersey
9 by state statute, is that correct?

10 A. Yes.

11 Q. And as director, what is your function
12 at Burlington Hospital?

13 A. Well, I'm certified by the state as a
14 Mobile Intensive Care Unit paramedic, and have
15 been so since about 1978. And my duties include
16 managing the life support effort of about 60
17 paramedics. We have three units that operate 24
18 hours a day, seven days a week, located throughout
19 the county, which would include certainly Woodland
20 Township.

21 Q. Is the service that you provide in the
22 nature of what local ambulance serves, or the
23 service that it provides, or is there some higher
24 level, different form of service?

25 A. There's a higher level, and somewhat

1 different. We provide what we refer to as ALS, or
2 Advanced Life Support Services. Those are all the
3 advanced lifesaving techniques, procedures, and
4 skills that would otherwise be utilized right in
5 the emergency department.

6 They differ from the local emergency
7 squad which provides BLS, or Basic Life Support
8 Services, which includes the ambulance
9 transportation, CPR, bandaging, spinal
10 mobilization; so on.

11 Q. In addition to your position as director
12 of the MIC unit in Burlington, do you have or have
13 you held any state positions in this field?

14 A. Yes. I've served two terms as president
15 of the New Jersey State Association of MIC Program
16 Administrators. I've also served on the New
17 Jersey State EMS Communications Committee. And I
18 have also served as chairman of the New Jersey
19 State Emergency Medical Services Council.

20 Q. Okay. Are those state positions, by the
21 way, promulgated pursuant to government edict, if
22 you would?

23 A. Yes. By executive order of the
24 commission of the governor.

25 Q. While you held those positions, did any

1 of them encompass, maintain statistics on
2 telecommunications for MIC units?

3 A. Yes. Specifically our EMS
4 Communications Committee, which is charged
5 specifically with designing and fostering
6 communications systems for emergency medical
7 services in particular.

8 In addition to that, in Burlington
9 County we published a study which studies EMS
10 communications in regard to paramedic usage,
11 rating the usage of traditional UHF med channel
12 radios against the cellular systems.

13 Q. Prior to the advent of cellular, did the
14 MIC units use their own radios, their own UHF
15 radios?

16 A. Yes. We are allocated by the Federal
17 Communications Commission in the 460 megahertz
18 range, what we refer to as med channels, which are
19 specifically for ALS units or Mobile Intensive
20 Care Units. This radio frequency range is
21 provided for paramedics to call in the report,
22 contact the base position at the emergency
23 department, relay a patient assessment, receive
24 specific orders for treatment for these critically
25 ill and injured patients.

1 We've been using those systems since
2 about the mid 1970s. And the problem with them is
3 there are only eight channels. And with our
4 region -- we operate in a three-county region,
5 Burlington, Gloucester, and Camden -- there are
6 over a dozen paramedic units. So right there
7 we're kind of outnumbered as far as channels go.

8 Traditionally we've encountered a lot of
9 problems with obtaining a channel, cross-traffic,
10 problems with frequency coordination and
11 congestion.

12 In fact, when we studied it, we saw
13 that we only had about a 72 percent overall
14 success rate. On top of that, our quality of
15 communications was inadequate. When we started to
16 initiate using cellular, we saw an immediate rise
17 to a success rate of about 96 percent. And we
18 rated it and studied on each call, and the users
19 actually rated it good, fair, and poor. And all
20 those quality ratings came up.

21 As more and more sites were put in,
22 we've seen that rate up to near a hundred percent
23 as far as general access in establishing
24 communications. And also as we see better
25 service, we see those quality ratings go up, as

1 well.

2 Q. I'm going to interrupt you.

3 A. That's okay.

4 Q. Do the MIC units in Burlington use
5 cellular radio then on a regular basis?

6 A. Yes, we do. We have been using cellular
7 since about 1989.

8 Q. And within the units themselves, the
9 paramedic trucks and vehicles and emergency
10 vehicles, do you maintain the regular med channel
11 radios, as well as cellular radios?

12 A. We have them as backup capability. But
13 we haven't actually had call to use them in most
14 recent years.

15 Q. "Them" being the --

16 A. The UHF med channel radios, yes.

17 Q. Is the primary communications facility
18 for the MIC units in Burlington the cellular
19 users?

20 A. Yes.

21 Q. And do you use both Bell Atlantic
22 Mobile Nynex radios and Comcast in this county?

23 A. We have service from both providers, and
24 we like to have that, that backup of having both
25 services. And several years ago when we first

1 started using it, we needed to have an association
2 with both companies or have service provided by
3 both companies, because not all of our service
4 area was covered just by one. Our primary service
5 provider is Bell Atlantic, and we have a
6 secondary, Comcast Metrophone.

7 Q. And are radio communications, mobile
8 communications, an important link in the MIC
9 unit's day-to-day operation?

10 A. Yes, they are. I guess first of all it
11 is a regulatory requirement that we maintain
12 certain communications systems with performance
13 standards that are delineated in the regulations,
14 which provides specifically for two-way
15 communication between the doctor and the
16 paramedics in the field, and also the capability
17 to transmit the patient's EKG or the heart rhythm
18 back to a scope in the emergency department. We
19 have to provide those on each and every call. And
20 we have to meet certain performance measures as
21 far as maintaining that level of success with our
22 systems.

23 Q. Does the cellular communications allow
24 you to transmit and receive EKGs?

25 A. Yes.

1 Q. And is that a vital function or vital
2 part of your job as MIC unit drivers and
3 operators?

4 A. Overall communication link is really the
5 most vital link that we have. Each of our actions
6 are directed specifically by an emergency
7 physician. And we need to be able to relate that
8 position, specific signs and symptoms and patient
9 assessment on these patients.

10 And the calls that we respond to are not
11 the basic life support, the day-to-day type calls.
12 We respond to those calls where people are
13 critically ill or injured. And it's really a
14 situation where the time is critical. And we need
15 to get across that patient assessment as
16 expediently as possible, so that we can offer our
17 definitive treatment as expediently as possible.
18 So the voice communication is extremely vital.

19 And then secondarily, it is also vital
20 to be able to transmit that patient's actual
21 cardiac rhythm back to the physician for an
22 interpretation, because that may be able to
23 further define specific treatment for those
24 patients.

25 Q. Prior to the advent of cellular, in

1 order to get in contact with a physician or a
2 hospital or some other care provider, to relay and
3 receive information, did you first have to go
4 through your med channel, through a dispatcher and
5 operator, who would in turn then call on the land
6 line to the doctor and the hospital to relay
7 information?

8 A. The UHF system was quite cumbersome in
9 that we had two handling frequencies. And part of
10 the problem was that because of the approval
11 format of those handling frequencies, we competed
12 actually with school busses and other private
13 companies to access the dispatch center actually
14 to get a channel assigned before we could
15 communicate to our physician.

16 What we found is that when we hailed the
17 dispatcher on that handling frequency, we'd get a
18 channel assignment, we wouldn't really know
19 whether that channel was clear until we went to
20 use it. If it was congested with another user or
21 interference, we'd have to go back to the handling
22 channel, call the dispatcher again, and then get a
23 reassignment.

24 And in the end stages of when we were
25 continuing to use those services and we'd

1 implemented cellular, actually as a dual system,
2 the dispatchers were telling us to use our
3 cellular phone. That's how congested things had
4 become on the system.

5 And overall it just wasted time. When
6 we're out there treating a patient, and especially
7 these critical patients, time is really of the
8 essence. And we don't want to focus our energies
9 and efforts on fooling around with the radio
10 equipment or any other equipment with problems.
11 We want to direct all of our efforts on
12 specifically the patient care needs. And if we
13 have delays in establishing communications, it
14 just further delays the whole process, which
15 delays patient care.

16 Q. With regard to the use of cellular,
17 have you been making your calls then directly to
18 the doctor and avoid this cumbersome way of going
19 through the dispatcher?

20 A. Yes. We have communication consoles in
21 the emergency department, and we have three of
22 them. They have an oscilloscope, and they
23 actually have a full-function phone and a
24 specialized receiving device where we just press a
25 speed dial button, it calls that console. And it

1 need not have anyone actually physically pick up.
2 The console itself answers the paramedics in the
3 field, and we can immediately talk through the
4 speaker on that console.

5 So in addition to a tone, alarm tone
6 that goes off on the console, the paramedic can
7 immediately start saying, hey, we have a priority
8 one patient, and so on. And the physician or
9 nurse who's standing nearby can immediately come
10 over to the console, knowing that we're about to
11 call in a report.

12 Q. The use of cellular also avoids the
13 problem of congestion with other med channels
14 users?

15 A. It truly enhanced the system overall,
16 not only for our system specifically here in
17 Burlington County, in that we have a higher
18 success rate, a better voice communications, and
19 we're able to get that job done, but we don't
20 interfere with ourselves or anyone else. And what
21 that actually does is improves the region's
22 communications. Because there are systems like
23 Camden County who use solely UHF systems. Now all
24 those channels are their own. We freed them up
25 for them, because now we no longer have to compete

1 for the same channels.

2 So we've really done what the FCC
3 expects people to do as far as frequency
4 coordination. We use a variety of systems so we
5 don't interfere with each other, so all users can
6 use their systems unencumbered and not interfere
7 with each other.

8 Q. With regard to 9-1-1 calls, 9-1-1 is
9 authorized and actually mandated by the state of
10 New Jersey, is that correct?

11 A. Yes.

12 Q. And actually now it's called enhanced
13 9-1-1, which is also statutorily mandated, is that
14 correct?

15 A. Yes.

16 Q. And the MIC units are part of the 9-1-1
17 system?

18 A. Yes, we are. We're dependent on 9-1-1
19 to get an appropriate dispatch. I think that in
20 general the public is quite aware of the dramatic
21 need for a good 9-1-1 system. We're lucky in this
22 state to have a comprehensive network, 9-1-1
23 across the state.

24 And what we found additionally is that
25 cellular plays a key role in public ability to

1 access 9-1-1. The only way to get a response from
2 police, fire, or emergency services is to call
3 9-1-1. The only way you can call 9-1-1 is to pick
4 up a phone. If you don't have a land line phone
5 available, a portable phone or cellular phone can
6 do that as well.

7 We're seeing more and more calls come
8 into the dispatch center via 9-1-1. And in fact
9 we are seeing that it elicits a quicker response,
10 because people can call right from their phone,
11 rather than having to travel from wherever they
12 are to a pay phone or to a house or wherever a
13 land line phone may be.

14 And there are countless stories all
15 across the nation that are good examples of how
16 cellular systems have enhanced the public's
17 ability to access 9-1-1 systems. And in many,
18 many cases in accounts across the nation, and
19 specifically here in New Jersey, have actually
20 saved lives in doing so.

21 Q. And cellular companies, and Bell
22 Atlantic Mobile, Bell Atlantic Nynex Mobile in
23 particular, is part of the 9-1-1 system, as
24 mandated by the state of New Jersey?

25 A. Yes.

1 Q. Can you tell the Board about how many
2 calls annually are handled by the MIC unit at
3 Burlington -- in Burlington County?

4 A. We respond to almost ten thousand
5 dispatches yearly, and we treat roughly eight
6 thousand patients a year.

7 Q. Can you tell of the Board, of that ten
8 thousand calls and eight thousand treatments per
9 year, how many of those calls are generated on
10 cellular phones, or how many of them are treated
11 at least through the use of cellular
12 communications?

13 A. Well, each and every patient contact
14 that we have we call in to the emergency
15 department physician, and each one of those
16 transmissions is on a cellular phone.

17 Q. So if there were ten thousand responses,
18 there are ten thousand calls by the MIC units in
19 Burlington County only on the cellular phone?

20 A. There are probably about eight thousand.
21 There are some dispatches where we were canceled
22 or re-called by basic life support; they don't
23 need advance life support services. But on every
24 assessment that we call in, our primary
25 communications source is cellular.

1 Q. So then on an annualized basis then the
2 number eight thousand patients treated with the
3 use of cellular communications as part of that is
4 right for Burlington County, is that correct?

5 A. Yes.

6 Q. And again, Woodland is part of
7 Burlington County?

8 A. Yes.

9 Q. And I presume your units respond to
10 emergency calls here in Woodland, as well as in
11 the surrounding area of Burlington County?

12 A. We certainly do. And we interact here
13 with the local emergency squad service in Woodland
14 Township, and have done so for many, many years.

15 MR. CZURA: Thank you, Mr. Pitner. I
16 have no other questions.

17 MR. CAVUTO: Any of the Board members
18 have questions?

19 MAYOR BOWKER: The only question I have
20 is they do a good job down here.

21 MR. CAVUTO: That's not a question.

22 MAYOR BOWKER: We have to hear that.

23 MR. DONOFRIO: I have to agree with
24 John. I have question. Do you have personal
25 experience, or specifically your employees, as to

1 a hole in the service area in that -- in the
2 particular zones that they're being pointed out?

3 THE WITNESS: My paramedics come back,
4 and actually they have to do some documentation
5 anytime they have difficulty in communicating.
6 And I don't have specific information for you for
7 this exact site. All I can do is give you an
8 overview, is that when we're there and we need to
9 make a call, we may not be able to get through,
10 and we may have to wait until we travel with the
11 patient in the ambulance to a closer site as we
12 travel toward the hospital. So we'll be able to
13 make contact eventually, after they travel a few
14 miles out of that area. And we just like to avoid
15 that. We want to make contact as soon as we can.

16 MR. DONOFRIO: So in other words, you
17 don't really know for sure -- you don't know that
18 there's a hole -- I'm not trying to --

19 THE WITNESS: Yeah, I know.

20 MR. DONOFRIO: But you don't know if
21 there's a hole in your service at this point in
22 time?

23 THE WITNESS: No. All I can say is --
24 no, I don't have specific information.

25 MR. DONOFRIO: But you have experienced

1 holes?

2 THE WITNESS: Yes, we have experienced
3 holes. And to kind of give you a background how I
4 got into this, back late '80s or early '90s, as we
5 found that cellar was a better system than our
6 previous system, we still had problems.
7 There were still some times when we came up with
8 no service on our phone, where we couldn't get
9 through.

10 So I called Bell Atlantic. I called
11 Comcast Metrophone. I said, hey, do you know how
12 we're using your service? Up to that point they
13 were unaware. And they explained that, well, they
14 need -- I explained our need to them. We need to
15 have service in the county, our service area, for
16 the paramedic purpose and for EMS.

17 And one of their concerns was being able
18 to get enough sites up to provide adequate
19 service. And, you know, I offered to help in any
20 way that I could, specifically to help the
21 communities in Burlington County that we serve.
22 So I've been out to many zoning boards like this
23 one to explain how exactly we use them.

24 MR. DONOFRIO: What type of phone do you
25 use?

1 THE WITNESS: We use a bag-type phone,
2 three-watt phone. Primarily we do that because
3 the battery slides in and out. And we go through
4 charging a lot of batteries all the time. And
5 that works well. In addition, we came up with a
6 specific modification to the phone where we
7 interconnect it to our cardiac monitor to transmit
8 the EKG. And that's just easier to do with a
9 larger phone.

10 MR DONOFRIO: Kind of like a FAX maybe?

11 THE WITNESS: More or less, yeah. We
12 kind of tack onto the voice circuit, and it's
13 transmitted right along with the voice,
14 simultaneously.

15 CHAIRMAN REPICI: Any other Board
16 members have any questions? Any of the public
17 have any questions?

18 CHAIRMAN REPICI: I just have one
19 question. You work specifically for the hospital
20 in Burlington County?

21 THE WITNESS: Yes.

22 MR. CAVUTO: But you do work with
23 Zurbrugg and Rancocas?

24 THE WITNESS: Yeah. Actually New Jersey
25 is one of the only states that by law mandated

1 that paramedic services or MIC services be
2 hospital based. So there are designated approved
3 hospital base MICU systems all across the state.
4 There are roughly 30, 32, with a few recent
5 mergers. So I don't know the exact number.

6 But our hospital, Memorial Hospital in
7 Burlington County, got the certificate of need to
8 provide this type of service for all of Burlington
9 County. So although our medical control comes
10 from that one hospital, that's where we call in,
11 we interact with all the area hospitals, as well
12 as the Trauma Center in Camden, in delivering our
13 patients.

14 MR. CAVUTO: I think you said three
15 counties?

16 THE WITNESS: Yeah. We have a unit
17 located in a hospital in Mount Holly. We have
18 another one in Medford that is a little closer to
19 serving Woodland Township as their primary
20 response. We have one in Delran.

21 MR. CAVUTO: Do you feel that this is a
22 need that Woodland Township would benefit by?

23 THE WITNESS: Oh, absolutely. Even if
24 ambulance or police or fire or EMS didn't use
25 these systems, it's real important for the

1 community to be able to have access. I think it's
2 just a public expectation, when you pick up your
3 phone and you dial 9-1-1 you don't want to get a
4 busy signal or no service. And you never know
5 where you may be when that need arises. So it
6 really -- it's to me, it's really a public safety
7 issue, as far as that goes.

8 But when you add on all these special
9 applications that we specifically have as
10 paramedics in delivering advance life support,
11 that's real important, because we can't get that
12 job done, and we would not comply with state
13 regulations if we couldn't have that communication
14 system.

15 MR. CAVUTO: To save the patient's life?
16 Is that what you're saying?

17 THE WITNESS: Yeah. In addition to
18 that, health care costs are on everybody's mind,
19 and hospitals and health care providers are trying
20 to take as many steps as possible to contain
21 costs. One big thing what we've seen, and with my
22 administrator hat on, my management hat, cellular
23 system operates at about a 75 percent cost
24 reduction, lower than that of our previous system.
25 So it saves us a lot of money. And those dollars,

1 every dollar we put in, ends up the patient has to
2 pay for. So it really helps us contain health
3 care costs. And that's very important to us, as
4 well. So not only does it work better, but it
5 operates at a much less cost for us.

6 CHAIRMAN REPICI: Do you have a
7 question? Yes.

8 MR. CAVUTO: You have to give your name
9 for the record.

10 MR. SALEMI: Jack Salemi. As an expert
11 in the medical business, could you give us your
12 opinion on what you feel the mobile phones, people
13 talking on their telephones in their car, do you
14 feel that this is a safety problem of driving an
15 automobile while talking at the same time?

16 THE WITNESS: Strictly -- no, it's a
17 good question. No, it's a very good question.

18 MR. SALEMI: Safety issue?

19 THE WITNESS: I participated in the
20 cellular telecommunications industry association
21 cellular safety conference in Washington, D.C.,
22 and they had experts from all across the county
23 address issues just like the one that you
24 mentioned. I provided my segment as a
25 participating speaker in the conference on what we

Tab 6
Conclusion

SUMMARY

This Plan constitutes an accurate representation of the existing and proposed communication facilities necessary to provide minimum adequate cellular service to the New Jersey Pinelands region now and for the near future. The proposal contained herein, is consistent with the following: 1. Pinelands Code requirements, 2. the commitment to quality service made by the CPs to their customers, 3. the requirements of the CPs FCC licenses to provide service to their licensed areas and, 4. the 1996 Federal Telecommunications Act.

The "Facility Summary Chart", page 2 of this Summary, depicts the identification number and management area location of each proposed facility. This Plan will allow the CPs to provide minimal adequate service throughout the Pinelands based on the existing technological conditions.

The Plan shall be viewed by all who use it as a master plan with the clear understanding that each approximate location shown on the Comprehensive Map (Tab 3) shall be submitted to the Commission for review and site specific approval at the time of its proposal.

The Plan has been completed to comply with the requirements of N.J.A.C. 7:50-5.4(c)6 adopted by the Commission in August 1995. It demonstrates the ability of the signatories, Bell Atlantic Mobile, Comcast /Cellular One, and Nextel, to work together with Commission Staff to provide the least number of facilities possible to provide reliable cellular service. This effort was made in the spirit of preserving the New Jersey Pinelands preservation areas, while providing vital communication. The goal of the signatories of this Plan is to strike the balance between the growing demands for cellular service and the continued protection of the environmental needs and personal needs and enjoyment of all individuals who live, work and travel through the Pinelands of New Jersey.

**FACILITY
SUMMARY CHART**

REGION	TOTAL NUMBER	NUMBER AND SITE DESIGNATIONS OF PROPOSED FACILITIES ON PROPOSED STRUCTURES	NUMBER AND SITE DESIGNATIONS OF PROPOSED FACILITIES WHICH MAY BE ON EXISTING STRUCTURES	NUMBER AND SITE DESIGNATIONS OF PROPOSED FACILITIES ON EXISTING STRUCTURES	NUMBER AND SITE DESIGNATIONS OF EXISTING FACILITIES WITH NO NEW PROPOSED FACILITIES ON THE EXISTING STRUCTURES
"UNRESTRICTED" RED SHADED AREA	27	4 - (SITE 8, 23, 55 & 56)	5 - (SITES 3, 4, 10, 13 & 18)	3 - (SITES 24, 30 & 33)	15 - (SITES 19, 26, 27, 29, 39, 40, 42, 43, 46, 47, 48, 49, 50, 52 & 53)
"HEIGHT RESTRICTED" BLUE SHADED AREA	14	7 - (SITES 9, 11, 12, 14, 15, 17 & 21)		2 - (SITES 20 & 28)	5 - (SITES 36, 37, 44, 45, & 51)
"HEIGHT AND LEAST NUMBER OF STRUCTURES RESTRICTED" GREEN SHADED AREA	14	5 - (SITES 1, 2, 5, 7, & 16)	2 - (SITES 6 & 22)	5 - (SITES 25, 34, 35, 41 & 54)	2 - (SITES 31 & 32)
"MCGUIRE AIR FORCE BASE" WHITE AREA	1				1 - (SITE 38)
TOTALS	56	16	7	10	23

NOTE: BOLD, ITALIC SITE IDENTIFIERS INDICATE FACILITES ON WHICH THERE ARE MULTIPLE CARRIERS

Report of the Technical Consulting Team to the Pinelands Commission

regarding
"Comprehensive Plan for
Wireless Communications Facilities in the Pinelands"

August 17, 1998

1. Since February 1996, the consulting team (CT: Bruce Eisenstein, Ph.D. P.E.; Moshe Kam, Ph.D.; P. M. Shankar, Ph.D.) provided the members and the staff of the Pinelands commission (PC) with technical assistance in the area of mobile radio and telecommunications.
2. The CT reviewed technical and administrative information supplied by the CT and by the prospective Cellular Providers (CPs), namely *Bell Atlantic Mobile, Comcast*
MetropHONE/Cellular-One, and Nextel Communications Inc. In the opinion of the CT, this group of CPs is the only group required by present regulations to prepare a plan for cellular telephony services in the Pinelands (*i.e., they constitute the industry.*)
3. The CT acquired or otherwise obtained background, technical, administrative and other standard information pertinent to the technical questions posed by the proposed plans of the CPs. The CT participated in formal and informal meetings with members of the PC's staff, members of the PC, representatives of the CPs, and members of the public. The CT communicated extensively with representatives of the CPs and the PC staff, in face-to-face meeting, by phone, fax, and electronic mail. The CT has reviewed several drafts of the document entitled "Comprehensive Plan for Wireless Communications Facilities in the Pinelands" submitted by *Bell Atlantic Mobile,*

Comcast Metrophone/Cellular-One, and *Nextel Communications Inc.*, as well as the final version of that document (referred to in the sequel as “the *plan*.”) The CT reviewed all written comments sent to the PC by the public about the plan.

Representatives of the CT were present during the public hearings about the plan.

4. The CT requested and obtained extensive technical and administrative information about the emerging plan for wireless communication facilities in the Pinelands, including geographical and topographical maps; detailed lists of planned locations; heights of proposed and existing towers; and equipment that the CPs have installed or wished to install in the Pinelands; aerial photographs; radiation-level maps (ANET plots); output of computer models and design algorithms for microwave radiation and cellular telephony design; and lists of existing towers, installations, and apparatus available within and without the Pinelands.
5. The CT has conducted independent experiments aimed to establish and maintain cellular-telephone connection from various locations within the Pinelands. These experiments were conducted in order to assess the realism of theoretical calculations made by the CPs, and in order to establish a base line for existing quality of service within the Pinelands. While not exhaustive, these tests served the CT to calibrate the information received from the CPs and to assess the advisability of tower erection in sensitive areas or in areas where the PC staff or the public expressed the need for extra caution.
6. The CT has conducted independent sample calculations to ascertain accuracy of the information supplied by the CPs.

7. The CT recognizes that design of a cellular-telephony grid presents a *coupled* tower-location problem. Towers are not erected in isolation, but depend on the location, height, and region-of-coverage of neighboring towers. Consequently, some providers are capable of covering a specific region in the Pinelands that other providers do not.
8. The CT recognizes that several different modulation and coding techniques are in use, and that different radio-frequency hardware designs are employed by the providers in their standard equipment. In particular, there are differences in the power levels transmitted and received by users of the different services; the same quality of service may require different signal-to-noise ratios in different systems. Some providers are thus capable of using antenna towers that other providers would find unsatisfactory; and some providers are capable of using existing structures that are not appropriate for others.

Determination of the needs of each provider depends the technical parameters of its service. The CT took the pertinent technical parameters of each provider into account when reviewing the various tower-location alternatives.

9. The CT received anecdotal evidence provided by the public regarding present quality of service in the Pinelands. This anecdotal evidence was extrapolated by some who attempted to assess the needs of one provider through the performance of another. As we have explained in sections 7 and 8, evidence of this sort cannot be used in most cases, due to the differences between providers in antenna-tower grid designs and in hardware designs.
10. For every proposed facility that could potentially be served from other existing or proposed locations, the CT requested and obtained ANET plots. These plots detailed

and analyzed the various options regarding this facility, per the CT's specifications. The information requested by the CT included ANET plots *with and without* the proposed facility. In addition to the ANET plots, the potential for "using other existing or proposed locations" was assessed through field trips by members of the PC's staff and the CT, examination of geographical maps and aerial photographs, and tower information supplied by the CPs and others.

11. The CT obtained all the ANET plots and all combinations of ANET plots that it requested from the CPs, and has secured, in all cases, the information that the CT needed in order to make an informed recommendation.
12. NUMBER AND LOCATION OF TOWERS The CT is of the opinion that, within the known technical parameters and the best estimates of present and expected need for cellular telephony services within the Pinelands, the present *plan* satisfies the "least number necessary" requirement per NJAC 7:50-5.4 (c) 6.
13. Specifically, The CT is of the opinion that, within the known technical parameters and the best estimates of present and expected need for cellular telephony services within the Pinelands, the present *plan* satisfies the "least number necessary" requirement in the areas designated as "least number" regions.
14. In rendering the opinions expressed in sections 12 And 13, the CT makes five related observations.
 - 14.1 The location and number of towers within the Pinelands are affected by the location and number of towers for cellular telephony and other services outside the Pinelands; the CT has examined the availability of facilities inside and outside the Pinelands in making its inquiries and recommendations.

14.2 The “least number necessary” solution is near-optimal but not necessarily unique (there may be other technically equivalent solutions); however, any solution that provides for a similar level of service using the same technology is likely to be essentially similar to the solution proposed by the CPs in the present *plan* - in terms of the number and general placement of antenna towers.

14.3 The CT has used the criteria for “quality of service” outlined in sections 15-16 below in order to assess the need for new facilities.

14.4 The CT assumed and required that co-location opportunities be exploited to the maximum extent possible (see sections 17-20.)

14.5 The CT has examined the need for all facilities proposed by the *plan*, one-by-one and in combination, and has concluded that all facilities as proposed in the *plan* are needed, one-by-one and in combination, to satisfy the required quality of service furnished by the PCs to regular customers within the Pinelands (see also sections 15-16.)

15. QUALITY OF SERVICE. The CT agrees that the parameters outlined in the *plan*'s Code Compliance Section, Exhibit C (“Level of service upon which this plan is based”) are the primary means to define quality of service at the present time.

15.1 The CT recommends that if future needs which were not foreseen by this *plan* are presented to the PC, the CPs be requested present the PC and its technical consultants with the values of *Signal to Interference Ratio at Audio*, *Dropped Call Rate* and *Blocked Call Rate*, as measured in areas that suffer from substandard

quality of service and in comparable areas where an acceptable quality of service level has been established.

15.2 The CT further recommends that in that case the PC and its technical consultants assess the quality of service with respect to these parameters (and additional quality of service parameters that may emerge in time as mobile radio services expand.) Values of these parameters would then be assessed in comparison with their values in similar regions inside and outside the Pinelands, and in comparison with the industry's norms and the prevailing technical standards.

16. As a basic yardstick for assessing future requests, the CT recommends at present that

16.1 *Signal to Interference Ratio at Audio* be deemed satisfactory if it is larger than or equal to 30dB in the 30-3400 Hz band;

16.2 *Dropped Call Rate* be deemed satisfactory if it is less than 1% over a period of 10 minutes; and

16.3 *Blocked Call Rate* be deemed satisfactory if it is less than 1% over a period of 10 minutes.

17. CO-LOCATION. The CT agrees with the principles and methodology detailed in the *plan's* Code Compliance Section, Exhibit B ("Co-location opportunities for Wireless Providers in the Pinelands.")

18. The CT specifically agrees with the use of the term *service affecting interference* in section 2 of the Exhibit. The CT recognizes that some level of interference is inevitable as a result of co-location, but once all other requirements for co-location have been met, *only service affecting interference could be a reason to reject a co-location request.*

19. The CT recommends that interference would be deemed *service affecting*, if and only if it causes at least one of the following: (i) a measurable reduction in the *Signal to Interference ratio*, but no less than 0.1dB; (ii) a measurable increase in the *Dropped Call Rate*, but no less than 0.05%; (iii) a measurable increase in the *Blocked Call Rate*, but no less than 0.05%.

20. The CT recognizes that understandably the present co-location policy does not provide a complete step-by-step blueprint for the co-location procedure at each site. A detailed contract that follows the co-location policy would be needed at each site.

21. SPECIFIC FACILITIES. The CT made the following recommendations and observations regarding sites which presented special problems or challenges. In all cases, the recommendations of the CT were accepted to the CT's satisfaction.

21.1 Can sites 1 and 3 be combined?

In the CT's opinion the answer is *no*. Due to the topology of the region where sites 1 and 3 are located, combining the sites will cause a coverage deficiency along Rt. 530/539 (possibly less than -95dBm receipt level.)

21.2 Site 2 - (old site number 583) The CT recommended the use of a single tower (rather than the originally proposed two) at this site.

21.3 Site 5 - The CT is aware of the great sensitivity surrounding the location of site 5. In the CT's opinion elimination of site 5 would cause a serious coverage deficiency and a service gaps along Rt. 530/539 (less than -95dBm receipt level along several miles).

21.4 Site 7 - (old site number 18)

21.4.1 The CT made measurements of signal levels and operated telephony equipment along a road segment of about 10 miles along route 70. The CT found that a segment of 5 miles along route 70 suffers from poor quality of service (high dropped call rate), in which 2 ½ miles receive no service at all (blocked calls.) The CT is of the opinion that these measurements established the need for Site 7. Furthermore, the CT believes that additional service would be needed from a tower on the intersection of routes 70 and 206.

21.4.2 At the request of the PC, the CT has supplied additional clarifications to its recommendations on site 7. These are attached to this report as *Appendix A*.

21.4.3 The CT notes that some members of the public have provided the PC with the results of anecdotal measurements around site 7. These measurements were made on a non-BAMS system. In the opinion of the CT, these measurements do not assist the CT or the PC in their assessment of BAMS' needs for site 7.

21.5 **Site 9** Using ANET plots, the CT formed the opinion that a tower in the general location of site 9 is necessary. The need is in the southeastern portion of Evesham, which at present is not properly covered by BAMS (receipt level of less than -85dBm). Sites mentioned in the public hearing and described in the public's written comments, which are west of Rt. 73 or further to the South (*i.e.*, in Berlin) will not cover this portion of Evesham.

21.6 Site 12 (old site number 582) The CT suggested relocation of a tower to the boundary of the "blue" area and the "green" area, so that the site not enter the most sensitive area in the Pinelands. The CT recommended against the erection of site 12 inside the Wharton State Forest.

21.7 Site 14 The CT examined suggestions to use reported existing facilities which are north of the proposed search area (close to Rt. 322) and concluded that these reported existing facilities will not provide the required coverage in the region that site 14 is designed to cover.

21.8 Site 18 (Old number 584) The CT concurs with the recommendation that this site be located on a planned Department of Transportation tower.

21.9 Site 20 (old site number 48)

The CT reviewed carefully the industry's comments and ANET plots for that site.

Specifically, the CT reviewed ANET plots supplied by COMCAST showing RF coverage levels with and without site 20.

21.9.1 Site 20 adds coverage at a level of -85dBm to a road segment of 1.5 miles along Rt. 557. Previously this segment was covered at a level between -85dBm and -95dBm.

21.9.2 However, site 20 does not completely solve a problem of coverage along Rt. 557, as there would still be a segment of more than four (4) miles covered at a level between -85dBm and -95dBm (rather than at a minimum level of -85dBm.) The site therefore solves about "1/3 of the problem" along this road.

21.9.3 Site 20 also adds a significant area of -85dBm level coverage on a segment that lies northwest of site 20. The south-north roads in this region portion are already covered by other sites.

21.9.4 The CT has concluded that the case for site 20 in its proposed location is good but not compelling; moreover, future needs along Rt. 557 might require additional facilities.

21.10 Sites 21 and 22 (old 576 and 47) The CT has examined several options regarding these sites. It concluded that the only acceptable options are:

- (a) to leave sites 21 and 22 at their present planned locations; and
- (b) to leave site 21 at its present planned location AND move site 22 southeast to the location of a fire tower.

The CT concluded that option (b) is 'border line' since it would leave a segment of low receipt levels (between -85dBm and -95dBm) along a major road.

However since siting constraints make option (a) infeasible, in the CT's opinion option (b) is the preferred solution.

21.11 Site 23 (old 45)

21.11.1 After an extensive examination of options, the CT has endorsed the *plan's* final location for site 23. The CT possesses a detailed ANET plot for site 23, for the nearby 170 ft. water tower, and for the State Police tower in Woodbine. The two latter locations do not allow for adequate coverage of Rt. 47.

21.11.2 The CT recognizes that even after the erection of a tower in site 23, some portions of Rt. 47 may still need additional service. However, in the

CT's opinion this additional service need not be supplied from within the Pinelands.

21.11.3 Reportedly NEXTEL would be able to use the water tower in Woodbine due to higher power-radiation level used by its equipment. As we explained in sections 7-9 this reported ability of NEXTEL does not reflect on the needs of BAMS or COMCAST.

Respectfully submitted



August 17, 1998

Moshe Kam, Ph.D.,

for the Consulting Team

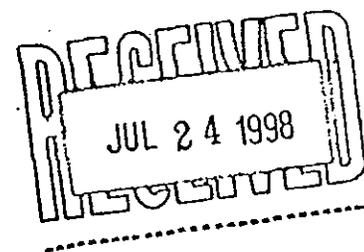
**“Comprehensive Plan for
Wireless Communications Facilities in the Pinelands”**

Appendix A

A Special Report to the Pinelands Commission

Regarding Site number 7

Dr. Bruce A. Eisenstein
7804 Pine Road
Wyndmoor, PA 19038



Consultant Team Special Report – Site #7

1. Introduction

- 1.1 This special report is prepared by the Consultant Team (CT – Drs. Bruce Eisenstein, Moshe Kam, P.M. Shankar) at the request of the staff of the New Jersey Pinelands Commission, and subsequent to correspondence between Valerie W. Haynes (Deputy Attorney General, New Jersey) and Bruce Eisenstein.
- 1.2 The purpose of this report is to provide back-up data to support the proposed tower #7 (Woodland, LAT: 39-52-41N; LON: 74-38-22W).

2. History

- 2.1 In June – July 1997, the CT made a preliminary assessment of the need for tower #7 (previously known as tower #18). This preliminary assessment was done without the benefit of ANET plots or field measurements. At the conclusion of the preliminary assessment, the CT made an alternative suggestion for the location of the tower (ref [1], page 5), namely “in our opinion, Site 18 can be located on a new tower at the intersection of Rts. 206 and 70.” (September 18, 1997)
- 2.2 In the period October – December, 1997, the CT re-examined this issue in light of new information not available until that time.
 - 2.2.1 The CT requested and received ANET plots from the cellular provider (BAMS).
 - 2.2.2 The CT conducted a *field test* using standard mobile-radio equipment.

2.3 As a result of the new information, the CT has changed its recommendation (ref. [2], [3]) to say:

“The CT made measurements of signal levels and operated telephony equipment along a road stretch of about 10 miles along Rt. 70. The CT found that a stretch of 5 miles along Rt. 70 suffers from poor quality of service (high dropped call rate), in which 2½ miles receive no service at all (blocked calls). The CT is of the opinion that these measurements established the need for Site 7. Furthermore, the CT believes that additional service would be needed from a tower on the intersection of routes 70 and 206.” (June 30, 1998)

3. Discussion of the need for tower #7

3.1 Reference is made to Appendix A which includes four ANET plots supplied to the CT at its request by BAMS.

3.2 Plot 7-A shows the current relevant RF radiation levels. There is a “low power” section of about six miles along Rt. 70, east of the intersection between Rts. 70 & 206. Along this section, low received power (between -85 dBm and -95 dBm) is predicted, under the usual assumptions regarding radio equipment in standard vehicles.

3.3 Plot 7-B shows what the situation would be if the CT’s Sept, ‘97 recommendation were implemented. The stretch of low power is reduced by 2 miles. The reduction is in the *western* part of the present low-power section, immediately to the east of the 70/206 intersection.

3.4 Plot 7-C shows BAMS recommendation – the stretch of low power is reduced by 5.5 miles in the *eastern* part of the present section of low power.

3.5 Plot 7-D shows the BAMS plan enhanced by the CT suggestion that an antenna be used at the 70/206 intersection. Under this configuration, the whole low-power section along Rt. 70 is brought to acceptable levels of service (greater than -85 dBm).

3.6 Conclusions from plots 7-A, 7-B, 7-C, 7-D

It is clear from plots 7-A, 7-B, 7-C, and 7-D that there are regions along Rt. 70 which are not covered properly at the present time, and will not be covered properly unless Site 7 is approved. The issue is signal levels (not caller-handling capacity).

3.7 Field test

3.7.1 In order to test the validity of the ANET plots supplied by BAMS, the CT travelled to the region in question. Using a commercial cellular phone produced by Nokia and the BAMS service, the CT travelled along Rt. 70 approximately from the *Whiting* area to *Medford*. During its travel, the CT established cellular-phone connection to several Philadelphia-area static phones, and repeatedly called numbers of Philadelphia-area static phones known to be un-engaged by other callers at the time.

3.7.2 The CT made repeated measurements of the alleged "low-power" section (see 3.2).

3.7.3 The CT found that along a section of an approximate length of 5 miles (starting 1 mile east of intersection 70/206 to the east) there was a high rate (>0.5) dropped calls. The power meter on the cellular phone showed low levels of received power, in conformity with the theoretical predictions.

3.7.4 The CT found that along a stretch of an approximate length of 2½ miles, within the 5-mile section described in 3.7.3, it could not establish phone connection with *any* party (blocked calls).

3.7.5 The CT found that in the 1-1½ mile section immediately to the east of the 70/206 intersection it was able to establish reliable and uninterrupted connections.

3.8 Conclusions

3.8.1 In the opinion of the CT, the measured field performance and the theoretical performance predicted by the BAMS ANET plot are in agreement.

3.8.2 In the opinion of the CT, the need for tower #7 was established.

3.8.3 In the opinion of the CT, the need for a tower at the intersection of Rt. 70 and Rt. 206 was established.

Respectfully submitted,



Moshe Kam, Ph.D.

for the Consultant Team July 24, 98

[1] B. Eisenstein, M. Kam, P.M. Shankar: Report on the Siting of Cellular Antennas in the Pinelands, September 18, 1997.

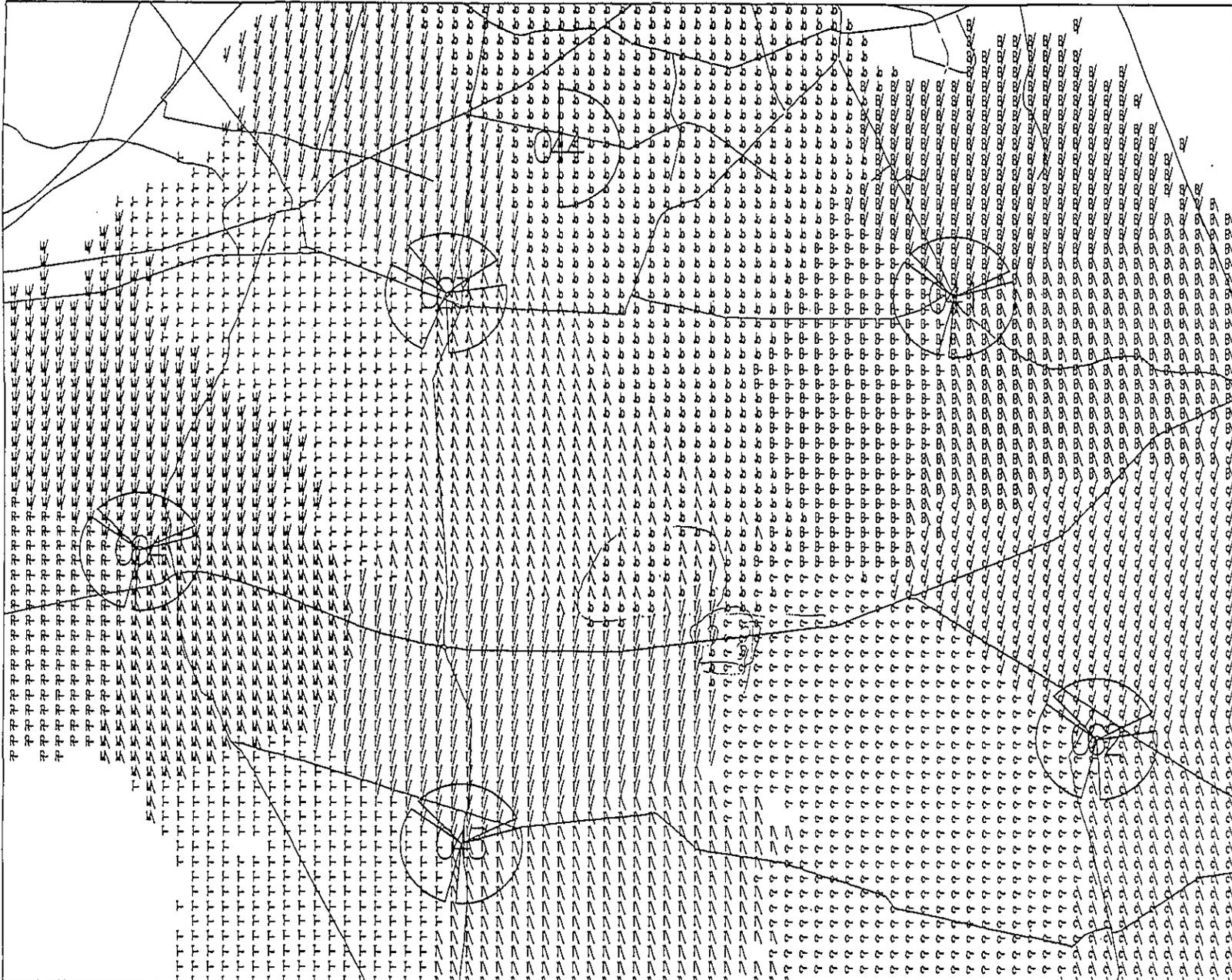
[2] B. Eisenstein, M. Kam, P.M. Shankar: Consulting Team Recommendation Regarding Cellular Phone Tower Siting, January 12, 1998.

[3] B. Eisenstein, M. Kam, P.M. Shankar: Report of the Consulting Team to the Pinelands Commission, Draft, June 30, 1998.

APPENDIX A

ANET Plots

(supplied by BAMS)



BAMS Plymouth Meeting
 BAMS CC-Philly
 Best Server
 CELICAD II v4.2
 WOODLAND CURRENT

EASTHAMPTON
 LAT:39-58-22N LON:74-44-27W
 GE: 6911
 STN:V1 ORTN:10 *TN TXHT:188 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0M HW:0 LD:100
 STN:V2 ORTN:130 *TN TXHT:188 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0M HW:0 LD:100
 STN:V3 ORTN:250 *TN TXHT:188 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:3M HW:0 LD:100

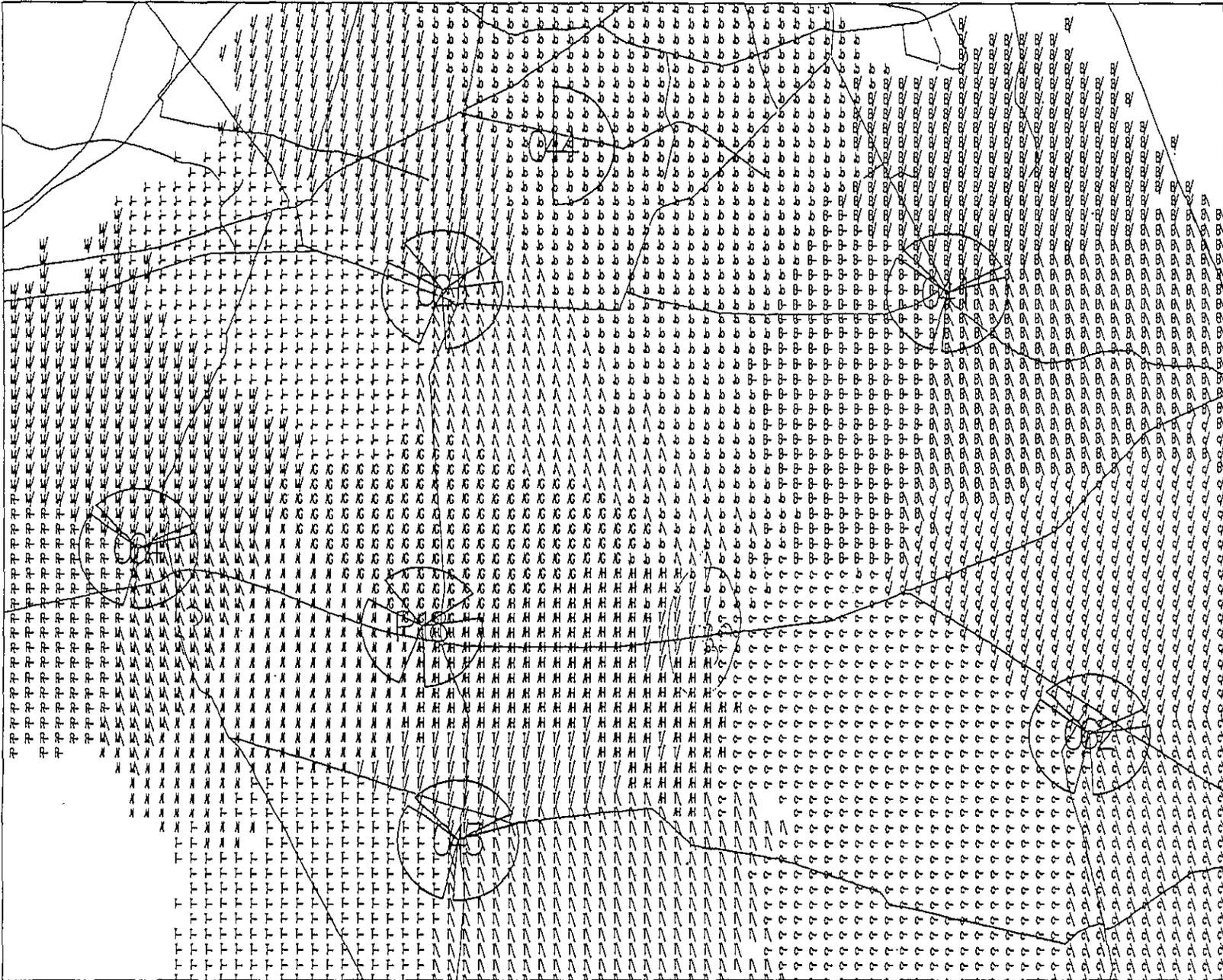
BROWNS MILLS
 LAT:39-58-18N LON:74-35-00W
 GE: 8511
 STN:V1 ORTN:10 *TN TXHT:150 ft
 ERP:100.00 W ANT:ALP11011-N
 DT:0E HW:0 LD:100
 STN:V2 ORTN:130 *TN TXHT:150 ft
 ERP:100.00 W ANT:ALP11011-N
 DT:0E HW:0 LD:100
 STN:V3 ORTN:250 *TN TXHT:150 ft
 ERP:100.00 W ANT:ALP11011-N
 DT:0E HW:0 LD:100

TABERNACLE
 LAT:39-50-22N LON:74-44-12W
 GE: 10211
 STN:V1 ORTN:10 *TN TXHT:180 ft
 ERP:100.00 W ANT:ALP11011-N
 DT:0E HW:0 LD:100
 *** Legend incomplete. See report ***

THRESHOLDS	OVERLAYS
(>= dBm)	
>= -85	Interstate Hi
>= -95	State Highway
	County Boundaries
	Tertiary Highways
	MSA/RSA Boundaries
	MTA Boundaries
	BTA Boundaries
	Miles



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BAMS Plymouth Meeting
 BAMS CC-Philly
 Best Server
 CellCAD II v4.2
 WOODLAND

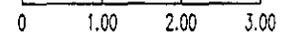
PINELAND
 PROPOSED

WOODLAND
 LAT:39-53-28N LON:74-44-52W
 GE: 49ft
 STN:V1 ORTN:10 'TN TXHT:180 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0E HW:0 LD:100
 STN:V2 ORTN:130 'TN TXHT:180 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0E HW:0 LD:100
 STN:V3 ORTN:250 'TN TXHT:180 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0E HW:0 LD:100

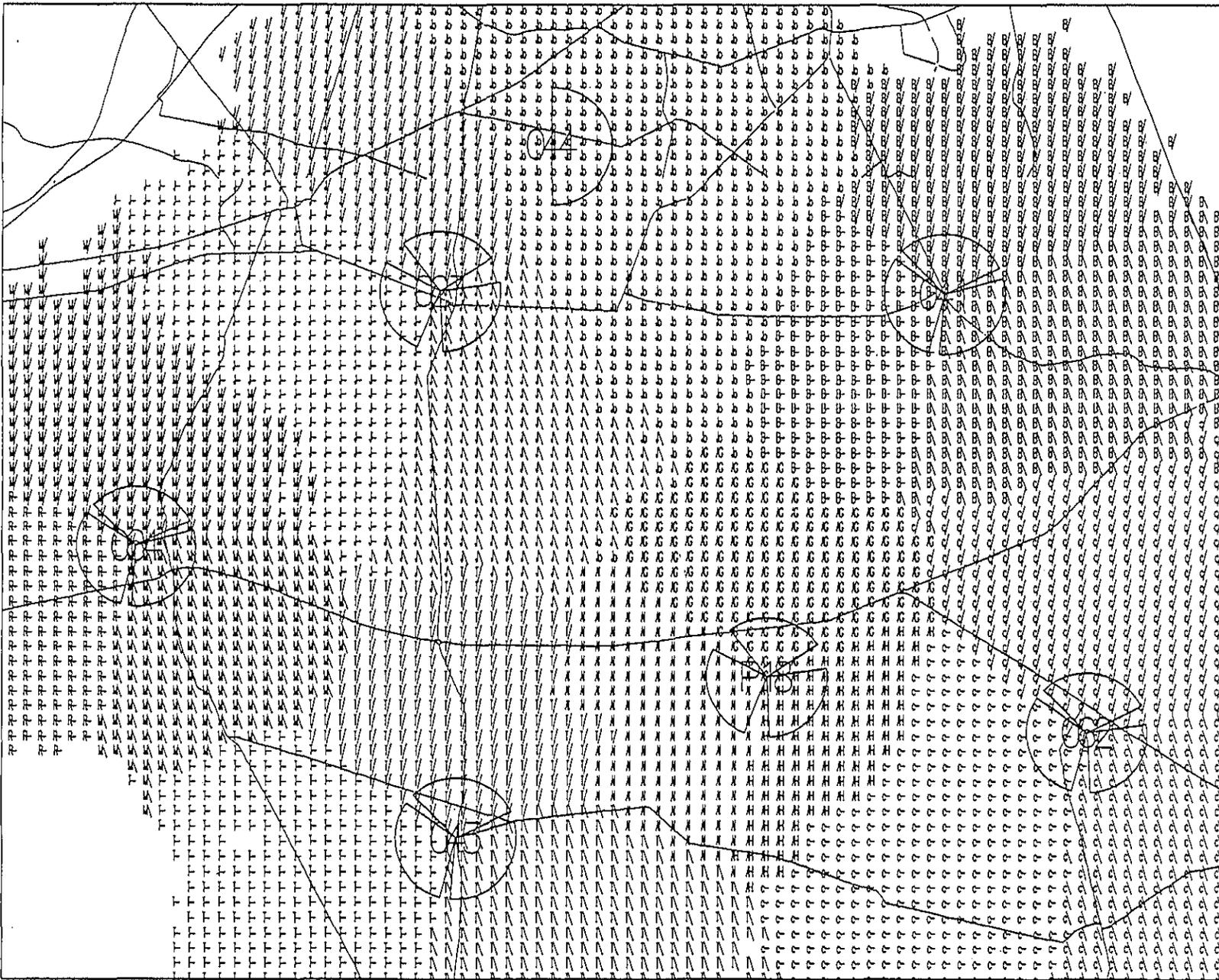
EASTHAMPTON
 LAT:39-58-22N LON:74-44-27W
 GE: 69ft
 STN:V1 ORTN:10 'TN TXHT:188 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0M HW:0 LD:100
 STN:V2 ORTN:130 'TN TXHT:188 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0M HW:0 LD:100
 STN:V3 ORTN:250 'TN TXHT:188 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:3M HW:0 LD:100

BROWNS MILLS
 LAT:39-58-18N LON:74-35-00W
 GE: 85ft
 STN:V1 ORTN:10 'TN TXHT:150 ft
 ERP:100.00 W ANT:ALP11011-N
 DT:0E HW:0 LD:100
 *** Legend Incomplete. See report **

THRESHOLDS	OVERLAYS
(>= dBm)	
>=-85	Interstate Hi
>=-95	State Highway
	County Boundaries
	Tertiary Highways
	MSA/RSA Boundaries
	MTA Boundaries
	BTA Boundaries
	Miles



SCALE: 1:100,000 12/16/97 09:27



BAMS Plymouth Meeting
 BAMS OC-Philly
 Best Server
 CellCAD II v4.2 *BELL*
 WOODLAND *1/0Po52D*

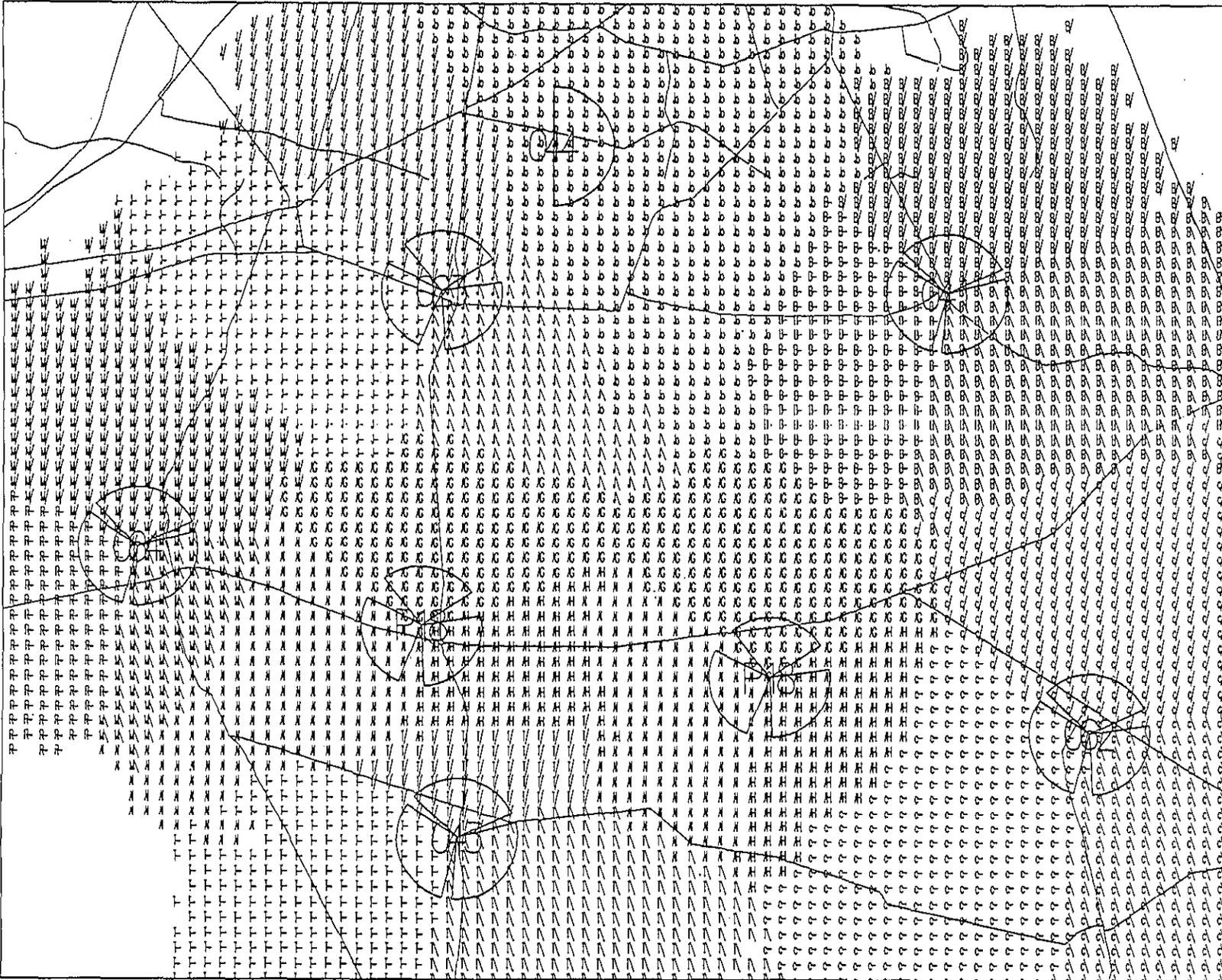
WOODLAND
 LAT:39-52-41N LON:74-38-22W
 GE: 8911
 STN:V1 ORTN:10 'TN TXHT:180 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0E HW:0 LD:100
 STN:V2 ORTN:130 'TN TXHT:180 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0E HW:0 LD:100
 STN:V3 ORTN:250 'TN TXHT:180 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0E HW:0 LD:100

EASTHAMPTON
 LAT:39-58-22N LON:74-44-27W
 GE: 6911
 STN:V1 ORTN:10 'TN TXHT:188 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:0M HW:0 LD:100
 STN:V2 ORTN:130 'TN TXHT:188 ft
 ERP:100.00 W ANT:ALP9212-N
 LD:0M HW:0 LD:100
 STN:V3 ORTN:250 'TN TXHT:188 ft
 ERP:100.00 W ANT:ALP9212-N
 DT:3M HW:0 LD:100

BROWNS MILLS
 LAT:39-58-18N LON:74-35-00W
 GE: 8511
 STN:V1 ORTN:10 'TN TXHT:150 ft
 ERP:100.00 W ANT:ALP11011-N
 DT:0E HW:0 LD:100
 *** Legend incomplete. See report ***

THRESHOLDS	OVERLAYS
(>= dBm)	
>=-85	Interstate Hi
>=-95	State Highway
	County Boundaries
	Tertiary Highways
	MSA/RSA Boundaries
	MTA Boundaries
	BTA Boundaries
	Miles

0 1.00 2.00 3.00
 SCALE: 1:100,000 12/16/97 09:22



BAMS Plymouth Meeting BAMS CC-Philly Best Server CellCAD II v4.2 WOODLAND		FUTURE PLAN
WOODLAND LAT:39-53-28N LON:74-44-52W GE: 4911 STN:V1 ORTN:10 'TN TXHT:180 ft ERP:100.00 W ANT:ALP9212-N DT:0E HW:0 LD:100 STN:V2 ORTN:130 'TN TXHT:180 ft ERP:100.00 W ANT:ALP9212-N DT:0E HW:0 LD:100 STN:V3 ORTN:250 'TN TXHT:180 ft ERP:100.00 W ANT:ALP9212-N DT:0E HW:0 LD:100		
WOODLAND LAT:39-52-41N LON:74-38-22W GE: 8911 STN:V1 ORTN:10 'TN TXHT:180 ft ERP:100.00 W ANT:ALP9212-N DT:0E HW:0 LD:100 STN:V2 ORTN:130 'TN TXHT:180 ft ERP:100.00 W ANT:ALP9212-N DT:0E HW:0 LD:100 STN:V3 ORTN:250 'TN TXHT:180 ft ERP:100.00 W ANT:ALP9212-N DT:0E HW:0 LD:100		
EASTHAMPTON LAT:39-58-22N LON:74-44-27W GE: 6911 STN:V1 ORTN:10 'TN TXHT:188 ft ERP:100.00 W ANT:ALP9212-N DT:0M HW:0 LD:100 *** Legend incomplete. See report ***		
THRESHOLDS (>= dBm) >=-85 >=-95	OVERLAYS Interstate Hi State Highway	
	County Boundaries Tertiary Highways MSA/RSA Boundaries MTA Boundaries BTA Boundaries Miles	
0 1.00 2.00 3.00 SCALE: 1:100,000 12/16/97 09:28		



Appendix C
Executive Director's Report
August 21, 1998

State of New Jersey
THE PINELANDS COMMISSION
PO Box 7
NEW LISBON NJ 08064
(609) 894-9342

CHRISTINE TODD WHITMAN
Governor

MEMORANDUM

DATE: June 12, 1998

TO: Pinelands Mayors and County Officials

FROM: John C. Stokes 
Assistant Director

SUBJECT: Comprehensive Plan for Wireless Communication Facilities in the Pinelands

Three cellular telephone companies, Bell Atlantic Mobile, Comcast Metrophone/Cellular-One, and Nextel Communications, Inc., have submitted a revised plan for cellular telephone facilities within the Pinelands Area to the Pinelands Commission for its approval. This revised Plan, which was first submitted in March but just recently completed, supersedes one submitted last year that Pinelands Commission Executive Director Terrence D. Moore had recommended be denied. The 15 member Pinelands Commission deferred action on that earlier plan while the three companies worked to cure the deficiencies.

This revised plan, a copy of which is attached for your review, identifies the need for 56 cellular facilities in the Pinelands Area, of which 23 already exist. Ten of the 33 newly proposed facilities are to be placed on existing structures, most of which are existing communication towers owned by others. The companies hope that seven other facilities may also be placed on existing structures but they cannot guarantee that because they do not yet have formal agreements in place with the owners of those structures. The remaining 16 facilities are, according to the companies, likely to require the construction of new towers because there do not seem suitable, existing structures within the area of need.

The plan's map illustrates an approximate location for each of the proposed facilities and notes that the final location of each will be within a 5-mile wide search area. The companies report these approximate locations within 18 municipalities: Buena Vista Township, Egg Harbor Township, Galloway Township, Hamilton Township, Hammonton Town and Mullica Township in Atlantic County; Evesham Township, Medford Township, Medford Lakes Borough, Pemberton Township, Shamong Township, Tabernacle Township and Woodland Township in Burlington County; Woodbine Borough in Cape May County; Maurice River Township in Cumberland



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and an International Biosphere Reserve

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County; Monroe Township in Gloucester County; and Barnegat and Manchester Townships in Ocean County. Because the search areas cross municipal boundaries, it is possible that other municipalities might be affected when the companies select final sites.

I am also attaching two tables that I hope will help you in your review of the plan. Table 1 gives approximate location information for each facility in the Pinelands and Table 2 presents company name and height information for existing facilities that surround the Pinelands. Copies of the plan, including these tables, are available for public review at the Pinelands Commission office at 15 Springfield Road, New Lisbon, New Jersey during normal business hours. They are also on file at the main branch of the county libraries of Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester and Ocean Counties. Information about the plan is also available on the Internet at <http://www.state.nj.us.pinelands/>.

A public hearing at which company representatives, public officials and citizens will be invited to comment will be held by mid-July. You will receive a formal notice once the hearing arrangements are complete. It will also be announced on the Pinelands Commission's WEB page and advertised in local newspapers. Within a few weeks after the hearing, Mr. Moore will issue his report to the 15 member Commission and Commissioners will then decide whether to approve, approve with conditions or disapprove the Plan.

Please feel free to contact Larry Liggett, Manager of our Planning Office, or me if you have any questions.

P10A

Attachments

c: Interested parties without attachments

TABLE 1

**COORDINATE INFORMATION FOR CELLULAR FACILITIES IN THE PINELANDS
AREA**

June 1998

The Pinelands Commission staff has compiled the following coordinate information for the 33 proposed cellular facilities and 23 existing cellular facilities in the Pinelands Area. Cell company and antenna height information has also been compiled for facilities surrounding the Pinelands Area; that information is available for review with the complete plan.

General Location of Proposed Facilities

The following coordinates have been estimated by Pinelands Commission staff. However, they do not represent precise locations for proposed facilities. The companies will be looking for suitable sites in the vicinity of these points and, according to the proposed Plan, final locations may range as far as five miles away.

Cell Tower	NAD 27 Lat / Long (Decimal)		NAD 83 NJ State Plain (feet)	
	X (Long)	Y (Lat)	X	Y
01-CP	-74.375	40	527300	425000
02-BP,CP	-74.489	39.953	495400	408000
03-BP,CP	-74.383	39.916	525000	394200
04-CP	-74.313	39.755	544800	335800
05-BP,CP	-74.403	39.797	519400	351000
06-BP,CP,NP	-74.581	39.797	469600	350900
07-BP,CP	-74.639	39.878	453100	380600
08-CP	-74.808	39.864	405800	375600
09-BP	-74.882	39.817	384800	358600
10-CP,NP	-74.801	39.827	407700	362000
11-BP,CP,NP	-74.734	39.764	426400	339000
12-BP,CP	-74.768	39.68	416900	308700
13-CP	-74.789	39.648	410800	296700

Cell Tower	X (Long)	Y (Lat)	X	Y
14-BP,CP	-74.884	39.58	384000	272100
15-CP,NP	-74.925	39.624	372400	288400
16-BP,CP,NP	-74.647	39.624	450900	287900
17-CP	-74.671	39.506	444000	244900
18-BP	-74.633	39.456	454700	226800
20-CP	-74.857	39.439	391400	221000
21-CP	-74.939	39.364	368200	193500
22-CP	-74.866	39.325	388700	179200
23-BP,CP,NP	-74.831	39.224	398400	142400
24-BX,NP	-74.379	39.958	526000	409700
25-BP,CP,NP	-74.533	39.704	483100	317100
28-BP	-74.831	39.841	399300	367300
30-BX,NP	-74.941	39.648	368100	297100
33-CP	-74.638	39.547	453400	260100
34-BP,CP	-74.839	39.479	396600	235500
35-CP	-74.829	39.407	399200	209000
41-BX,CX,NP	-74.54	39.864	481000	375500
54-NP	-74.726	39.56	428500	264800
55-NP	-74.55	39.464	478100	229700
56-CP	-74.586	39.419	468100	213200

Approximate Location of Existing Facilities

The following coordinates have been estimated by Pinelands Commission staff to illustrate the approximate location of existing cellular facilities.

Cell Tower	NAD 27 Lat / Long (Decimal)		NAD 83 NJ State Plain (feet)	
	X (LONG)	Y (LAT)	X	Y
19-BX	-74.572	39.406	471800	208500
26-CX	-74.736	39.83	425900	363100
27-BX	-74.737	39.839	425800	366600
29-CX,BX	-74.883	39.759	384500	337300
31-CX	-74.746	39.555	422800	263100
32-BX	-74.735	39.55	425900	261000
36-BX	-74.353	40.111	533500	465500
37-CX	-74.358	40.071	532000	450800
38-BX	-74.587	40.05	468000	443200
39-BX	-74.583	39.972	468900	414600
40-CX	-74.591	39.969	466700	413600
42-BX	-74.292	39.716	550800	321500
43-CX	-74.823	39.902	401700	389500
44-CX	-74.874	39.857	387300	373200
45-BX,CX	-74.871	39.679	387900	308100
46-CX	-74.821	39.618	401900	285800
47-BX	-74.822	39.624	401600	288100
48-BX	-74.653	39.524	449000	251600
49-CX	-74.64	39.458	452800	227500
50-BX,NX	-74.687	39.437	439400	219900
51-CX	-74.755	39.287	420100	165200

Cell Tower	X (LONG)	Y (LAT)	X	Y
52-CX	-74.739	39.453	424800	225700
53-NX	-74.789	39.625	410900	288500

TABLE 2

CELLULAR TELEPHONE FACILITIES
SURROUNDING THE PINELANDS

June 1998

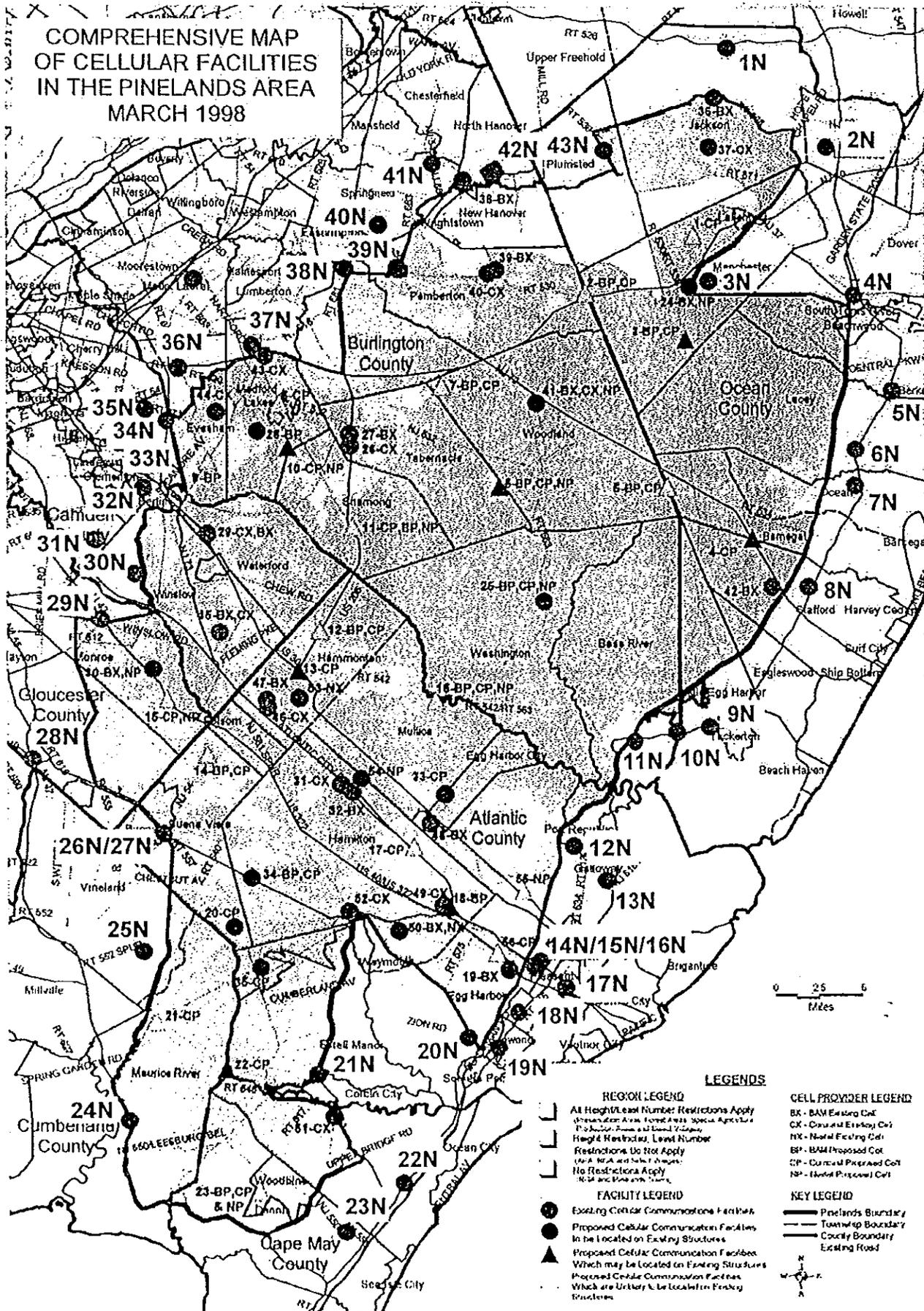
The following information is keyed to the attached map.

KEY #	PROVIDER NAME	ANTENNA HT.
1N	Comcast	240'
2N	BAM	368'
3N	Comcast	245'
4N	BAM	248'
5N	BAM	292'
6N	Comcast	196'
7N	BAM	318'
8N	Comcast	273'
9N	Comcast	211'
10N	BAM	174'
11N	Comcast	170'
12N	BAM	201'
13N	Comcast	222'
14N	Comcast	200'
15N	BAM	223'
16N	Nextel	220'
17N	BAM	105'
18N	Nextel	363'
19N	BAM	165'
20N	Comcast	218'
21N	BAM/Nextel	313' / 224'

KEY #	PROVIDER NAME	ANTENNA HT.
22N	Nextel	153'
23N	BAM	222'
24N	BAM/Nextel	186' / 146'
25N	BAM	358'
26N	Nextel	175'
27N	BAM	259'
28N	BAM	240'
29N	Comcast	198'
30N	Comcast	260'
31N	BAM	337'
32N	BAM/Comcast	319' / 317'
33N	Comcast	189'
34N	BAM	304'
35N	Nextel	270'
36N	BAM/Comcast	200' / 200'
37N	BAM/Nextel	213' / 200'
38N	BAM/Nextel	258' / 232'
39N	Comcast	188'
40N	BAM	451'
41N	BAM	280'
42N	Comcast	272'
43N	BAM	318'

KEY FOR CELLULAR FACILITIES OUTSIDE THE PINELANDS

COMPREHENSIVE MAP
OF CELLULAR FACILITIES
IN THE PINELANDS AREA
MARCH 1998



- REGION LEGEND**
- 1 All Height/Least Number Restrictions Apply
 - 2 Prohibited Area, Forest Area, Special Agriculture
 - 3 Prohibited Area, Forest Area, Special Agriculture
 - 4 Height Restricted, Least Number Restrictions Do Not Apply
 - 5 No Aerial or Other Obstructions
 - 6 No Restrictions Apply
 - 7 No Aerial or Other Obstructions
- FACILITY LEGEND**
- Existing Cellular Communications Facilities
 - Proposed Cellular Communications Facilities to be Located on Existing Structures
 - ▲ Proposed Cellular Communications Facilities Which may be Located on Existing Structures
 - Proposed Cellular Communications Facilities Which are Likely to be Located on Existing Structures
- CELL PROVIDER LEGEND**
- BX - BAY Existing Cell
 - CX - Coastal Existing Cell
 - NX - Next Existing Cell
 - BP - BAY Proposed Cell
 - CP - Coastal Proposed Cell
 - NP - Next Proposed Cell
- KEY LEGEND**
- Pinelands Boundary
 - Township Boundary
 - County Boundary
 - Existing Road



Appendix D
Executive Director's Report
August 21, 1998

State of New Jersey

THE PINELANDS COMMISSION

PO Box 7
NEW LISBON NJ 08064
(609) 894-9342

CHRISTINE TODD WHITMAN
Governor

June 24, 1998

Warren O. Stilwell, Esq.
9615 Ventnor Avenue, Third Floor
P.O. Box 3426
Margate, NJ 08402

Dear Mr. Stilwell:

During the course of our review of the proposed "Comprehensive Plan for Wireless Communications Facilities in the Pinelands," two policy-related issues have arisen. Both of these may have a bearing on Director Moore's recommendation to the Pinelands Commission; thus, we are seeking clarification from the companies as to their position on these matters. You may provide this prior to or at the upcoming public hearing.

The first matter relates to final siting decisions for cellular facilities and their relationship to the proposed Plan. Although the Plan's map illustrates approximate locations for facilities and the narrative describes the area (i.e., unrestricted, height restricted or height and least number of structures restricted) and the municipality in which each is to be located, the Plan also refers to a five mile radius in which either existing structures or potential sites for new towers may exist. We wish to confirm with you our view that the Plan contemplates siting each facility at the approximate location shown on the map and described in the text. The reference to the five mile radius seems, at most, to be a fail-safe mechanism which may come into play only if it is infeasible to site a proposed facility at the approximate location identified in the Plan. Therefore, it is our view that, if a company needs to look beyond the approximate location identified in the Plan because feasible structures/sites don't exist there, the company will look within an area (defined on the basis of technical considerations and needed service) with a radius of up to five miles for suitable structures/sites in the least restricted areas first and the most restricted areas last. This would result, in accordance with Pinelands regulations, in a siting preference which, consistent with the purpose and need for the proposed facility, begins with sites outside the Pinelands, proceeds to "unrestricted" Pinelands areas next, "restricted height" areas third and "restricted height and least number" areas last.

The second matter relates to statements contained in the first paragraph of page one of the Plan Introduction and in the last paragraph of page one of the Code Compliance section. We

The Pinelands — Our Country's First National Reserve
and an International Biosphere Reserve

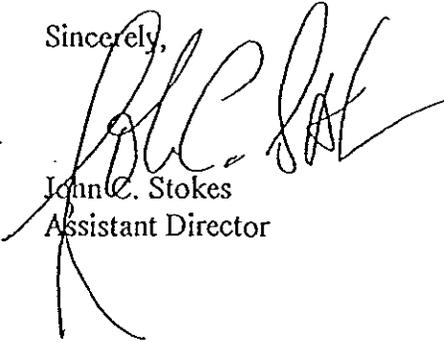
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believe these statements, which describe the companies' view of how Pinelands regulations operate after a plan is approved, to be inconsistent with the regulations. However, it appears that the companies are merely advising the Commission of their position and, at this time, are not asking for the Commission's endorsement and approval of that position. Please advise us whether that is the case and, if so, that the companies understand that Commission approval of the Plan is not an endorsement of the companies' position and, further, that a final decision by the Commission as to what requires an amendment to the Plan will be made if and when an activity not expressly covered by the Plan is proposed.

Thank you for your attention to these matters.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Stokes". The signature is fluid and cursive, with a large initial "J" and "S".

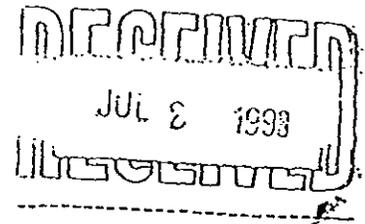
John C. Stokes
Assistant Director

kw/P10A

c: Mr. Moore
Mr. Gross
Ms. Haynes
Mr. Liggett

LAW OFFICES
WARREN O. STILWELL
9615 VENTNOR AVENUE-THIRD FLOOR
P.O. BOX 3426
MARGATE, NEW JERSEY 08402
(609) 822-1118
FAX (609) 822-1105

WARREN O. STILWELL
MICHAEL C. LEARN



July 1, 1998

VIA FEDERAL EXPRESS

Mr. John C. Stokes, Assistant Director
New Jersey Pinelands Commission
15 Springfield Road
New Lisbon, New Jersey 08064

Re: Comprehensive Plan for Wireless Communications Facilities by the Cellular Providers

Dear Mr. Stokes:

I am writing this letter to formally respond on behalf of the Cellular Providers ("CP's") to your letter of June 24, 1998. First, the CP's have been asked to confirm that the Comprehensive Plan for Wireless Communications Facilities (the "Plan"), contemplates siting each facility at the approximate location shown on the map and described in the text. Further, that if it is infeasible to locate at the approximate location, then the CP's will "look within an area (defined on the basis of technical considerations and needed service) within a radius of up to five miles for suitable structures/sites in the least restricted areas first and the most restricted areas last". I can and do hereby confirm that our understanding on the stated issue is consistent with yours.

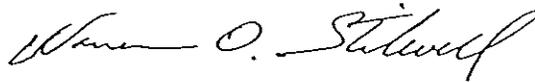
Second, the CP's have been asked to advise if the Plan is merely advising the Commission and Staff that certain statements made in the first paragraph of page one of the Plan Introduction and in the last paragraph of page one of the Code Compliance section are the position of the CP's and that they are not asking for Commission endorsement of this position at this time. By this letter, the CP's are confirming this understanding. Also in this regard, we are confirming that a final decision by the Commission as to what requires an amendment to the Plan will be made if and when an activity not expressly covered by the Plan is proposed.

WARREN O. STILWELL

Page -2-
July 1, 1998

If you have any questions relative to the above, please advise.

Very truly yours,

A handwritten signature in cursive script that reads "Warren O. Stilwell".

WARREN O. STILWELL

WOS/mls

cc: H. Hemmer
C. Schultz
G. Czura
M. Gross
V. Haynes
L. Liggett

RECEIVED
JUL 15 1998

STATE OF NEW JERSEY
THE PINELANDS COMMISSION

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IN RE: Appendix E
Executive Director's Report
August 21, 1998

PUBLIC HEARINGS FOR PROPOSED
CELLULAR FACILITIES PLAN

Hamilton Township Municipal Building
6101 Thirteenth Street
Mays Landing, New Jersey
Thursday, July 9, 1998
Commencing 7:01 p.m. to 9:40 p.m.

GUY J. RENZI & ASSOCIATES
824 West State Street
Trenton, New Jersey 08618
(609) 989-9199 TOLL FREE 1800-368-7652

1 COMMISSION MEMBERS:

2 TERRENCE MOORE, Executive Director

3 DANIEL J. GALLETTA

4 CHARLES PRITCHARD

5 JAY EDWARD MOUNIER

6 NORMAN F. TOMASELLO

7

8 COMMISSION STAFF & CONSULTANTS:

9 VALERIE W. HAYNES, D.A.G.

10 JOHN C. STOKES, Assistant Director

11 LARRY L. LIGGETT, Manager of Planning

12 MOSHE KAM, Consultant

13 WILLIAM F. HARRISON, Assistant Director

14 CHARLES M. HORNER, Manager of Regulatory

15 Programs

16 NADINE B. YOUNG, Executive Assistant

17

18

19

20

21

22

23

24

25

1 A P P E A R A N C E S:

2
3 GIORDANO, HALLERAN & CIESLA, P.C.

4 125 Half Mile Road, P.O. Box 190

5 Middletown, New Jersey 07748

6 BY: MICHAEL J. GROSS, ESQ.,

7 Attorneys for Bell Atlantic

8 Mobile, Comcast and Nextel.

9
10
11 WARREN O. STILWELL, ESQ.,

12 9615 Ventor Avenue

13 Margate, New Jersey 08402

14 Attorneys for Bell Atlantic, Comcast.

15
16 ALAN B. ZUBLATT, ESQ.,

17 Princeton Executive Campus

18 Monmouth Junction, New Jersey 08852

19 Attorney for Sprint.

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1 MR. MOORE: Ladies and gentlemen,
2 let me begin the hearing, if I may. This is a
3 hearing that is being held in accordance with
4 New Jersey Administrative Code 7:50-5.4(c)6.5,
5 which is a provision of the New Jersey
6 Pinelands Comprehensive Management Plan. The
7 hearing is being conducted regarding a
8 comprehensive plan for wireless communications
9 facilities in the Pinelands.

10 Let me begin by just indicating, my
11 name is Terrence D. Moore and I'm the Executive
12 Director of the Pinelands Commission. On my
13 right, to my extreme right, in this case, is
14 Daniel Galletta, who is a member of the
15 Commission, appointed by the Governor, he is
16 from Atlantic County. Next to him is Valerie
17 Haynes, who is a Deputy Attorney General, who
18 is assigned to the Pinelands Commission. On
19 my left is Charles Pritchard, who is deputy
20 mayor of this community and also an appointee
21 from Atlantic County as a member of the
22 Pinelands Commission. To his left is Jay
23 Mounier, gubernatorial appointee who is from
24 Gloucester County, Franklin Township. And to
25 his left, Norman Tomasello, who is a member of

Opening Remarks by Mr. Moore

1 the Commission from Camden County.

2 I do need to indicate, prior to
3 beginning the hearing, that this is a hearing
4 that is actually being conducted by the
5 Executive Director of the Commission. Normally
6 I would not be presumptuous to chair a meeting
7 where members of the Commission are present.
8 They are here to listen to the testimony, but
9 the purpose of this hearing is to assist me in
10 formulating a recommendation to the Commission
11 regarding the plan that has been submitted to
12 it by certain cellular service providers.

13 Also I want to introduce members of
14 our staff who are here this evening and who
15 will be participating in the hearing. John,
16 if you will raise your hand. John Stokes, who
17 is an Assistant Director of the Commission. To
18 his left, Larry Liggett, who is our Manager of
19 Planning. These two gentlemen have been
20 involved in the review of the Cellular
21 Facilities Plan that has been submitted. And
22 to Mr. Stokes' right is Dr. Moshe Kam, who is a
23 consultant who has been retained, with a number
24 of others, to review the technical aspects of
25 the plan that has been submitted to us.

Opening Remarks by Mr. Moore

1 The purpose of this hearing this
2 evening is really quite simple, it's to listen
3 to you and your comments as to whether the
4 Cellular Facilities Plan that has been
5 submitted to the Commission meets the standards
6 of the Comprehensive Management Plan and
7 specifically the section that is known as New
8 Jersey Administrative Code 11:15-5.4.

9 The purpose of this is to assist me
10 in formulating a recommendation to the
11 Commission as to whether they should approve,
12 approve with conditions, or not approve the
13 plan that has been submitted.

14 We will be accepting testimony not
15 only this evening, but the record will be open
16 for written comments through July 17th.
17 Thereafter, our staff, our consultants and I
18 will be completing our review and making a
19 recommendation to the Pinelands Commission
20 regarding the plan. That will be in the form
21 of a report that I will be distributing to the
22 Commission. Later on I will give you
23 information as to how you can obtain a copy of
24 that report when it is issued to the Commission
25 itself.

Opening Remarks by Mr. Moore

1 There also will be a meeting of a
2 small committee of the Commission in late July
3 or early August. That is a committee that has
4 been formed to review, on behalf of the
5 Commission, certain aspects of the Cellular
6 Facilities Plan. Public notice of that meeting
7 will be given, but we have not yet set a date
8 pending our completion of our staff review.

9 We expect that the Commission will
10 act on this plan either at its August meeting
11 or its September meeting. Again, that will be
12 publicized. The August meeting is on August
13 the 14th. The Commission meetings are normally
14 held in the Southampton Township Municipal
15 Building on Route 206 in Southampton
16 Township. The September meeting is scheduled,
17 at this point in time, for September 11th.

18 Before I begin the hearing this
19 evening and welcome your comments, I would like
20 to ask some of the staff who had been involved
21 in discussions with the industry and reviewing
22 aspects of the submitted plan to make a brief
23 presentation so that those of you who have not,
24 perhaps, had an opportunity to review the
25 document, although it has been made publicly

John C. Stokes

1 available, may gain a little better
2 understanding of it as it has been submitted.
3 After that, I will ask the applicants, in this
4 case, or the representatives of the three
5 cellular providers to make a brief statement
6 regarding the plan, and then we will begin with
7 the public testimony.

8 Mr. Stokes, if you want to lead off
9 with a brief explanation of the plan.

10 MR. STOKES: I hope you can all
11 hear me. I'm going to step away from the
12 microphone.

13 The plan, as Mr. Moore indicated,
14 has been made available for public review;
15 county libraries have a copy, we have copies in
16 our office for review, and there is information
17 on our web page if anyone cares to review it.
18 I'm only going to give you a few highlights
19 here this evening.

20 This is a large-scale rendering of
21 a colored map that is in the plan
22 (indicating). The plan proposes 33 new
23 cellular facilities in the Pinelands. By a
24 "facility," I'm referring to a location at
25 which one or more antennas may be located.

John C. Stokes

1 There are three companies that are parties to
2 this plan. In some cases, in some facilities
3 there might be several antennas. So when I
4 refer to a "facility," I'm referring to one
5 location which may serve multiple wireless
6 providers.

7 Of those 33 facilities that are
8 proposed in the Pinelands, 10 are to be located
9 on existing structures. Most of these are
10 existing communications towers that are owned
11 by other companies other than the three
12 companies who have prepared this plan. On
13 this map, they are shown as blue dots. There
14 are seven others that may be able to be located
15 on existing structures. In their plan, the
16 companies have not guaranteed that as yet
17 because in order to do so, they feel that they
18 need to have agreements in place with the
19 owners of those other structures or towers and
20 there are some with which they do not have
21 those agreements in place yet. They are
22 indicated as green triangles on the map.

23 That leaves 16 facilities which are
24 likely to require, from the companies'
25 perspective, new towers throughout the

John C. Stokes

1 Pinelands. So that's 16 new towers scattered
2 throughout the entire Pinelands. They are
3 indicated on this map by by yellow triangles.
4 Four of those are located in what we call in
5 the Pinelands, Pinelands towns and regional
6 growth areas. These are generally areas that
7 the Pinelands Comprehensive Management Plan
8 designates for development. And if you can see
9 that map on the other side of the room, those
10 areas are indicated in orange and purple.

11 Seven of the 16 are located in what
12 we refer to as rural development areas,
13 agricultural production areas, and selected
14 Pinelands villages. Generally, the areas that
15 you see in yellow and brown on that map.

16 That leaves then five potentially
17 new towers that would be located in what we
18 would characterize as the most sensitive parts
19 of the Pinelands, the most conservation
20 oriented parts of the Pinelands, the Pinelands
21 forest areas, preservation area, and special
22 agricultural or buried production areas within
23 the Pinelands. They are shown, on that map,
24 in various shades of green and also on this map
25 in various shades of green.

John C. Stokes

1 Other existing cellular facilities
2 located in and immediately surrounding the
3 Pinelands are located on this map and indicated
4 by red dots.

5 Some of you may recall that the
6 three companies that submitted a plan to the
7 Pinelands Commission in 1997 for approval and
8 Mr. Moore, at that time, recommended that the
9 Pinelands Commission not approve that plan
10 because a number of deficiencies were found
11 relative to the standards of the Pinelands
12 Comprehensive Management Plan.

13 This plan that we have before us
14 today does differ from that 1997 plan in a
15 number of respects. Some of the more
16 significant differences are, one, this plan now
17 includes a much more objective standard against
18 which the need for cellular facilities can be
19 judged so that our consultants can objectively
20 take a look at what the proposal is and
21 conclude whether or not there is a demonstrated
22 need for a facility.

23 Two, there has been a much more
24 serious attempt to evaluate the use of the
25 existing structures to house cellular

John C. Stokes

1 facilities. Clearly one of the prime
2 objectives of the Pinelands plan is to minimize
3 the number of new towers in the Pinelands. So
4 to the extent that the cellular companies can
5 use existing structures, whether they be other
6 wireless towers or whether they be water towers
7 or tall buildings, you know, whatever, clearly
8 that's a preference.. This plan does take a
9 much more serious look at that.

10 Consequently, we see that as few as
11 16, instead of as many as 26 new towers may be
12 constructed in the Pinelands. So conceivably
13 under this plan far fewer new towers may be
14 built than might have been the case
15 previously.

16 In these most sensitive areas of
17 the Pinelands, green areas, as I mentioned,
18 this plan proposes probably five new towers and
19 that compares to maybe as many as eight under
20 the prior plan.

21 Lastly, another important
22 difference is that this plan includes what we
23 would commonly refer to as a collocation policy
24 which we hope will facilitate other wireless
25 providers, whether they be other companies, for

John C. Stokes

1 example, PCS companies, or whether they be
2 public organizations, first aid squads, fire
3 companies, police, emergency services,
4 whatever, to utilize the facilities that are
5 constructed under this plan.

6 That's a very brief recap.
7 Obviously there is much more to this plan than
8 what I have described to you, and it might be
9 that the companies might highlight some other
10 things for your benefit.

11 I'd like to take just a moment or
12 two more just to highlight for you the 10
13 primary requirements that a cellular facility's
14 plan must meet in order for the Pinelands
15 Commission to approve it. There are copies of
16 this in the rear, so anybody who doesn't have
17 one, please help yourself. I'm not going to
18 go over these in great detail, but I thought I
19 would highlight kind of the basic thrust of
20 it.

21 The first standard is intended to
22 stimulate coordinated planning amongst similar
23 telephone companies. In this case, we have
24 three cellular telephone companies who have
25 banded together to jointly prepare this plan.

1 The purpose of this first standard is to try to
2 coordinate that planning as best as we can.
3 There are other companies, personal
4 communication services, commonly known as PCS,
5 which are not part of this plan. It may well
6 be that they might submit a plan of their own
7 at some point in the future.

8 The second standard is to get the
9 companies to think a little bit about other
10 technologies that might affect their plan in
11 the future.

12 Jumping to the fourth standard for
13 a moment, the reason for the second standard is
14 that we're asking the companies to look ahead
15 for 10 years and to give us kind of a blueprint
16 of what their plans are for the next 10
17 years. That's not to say that their plans
18 can't change. There is a provision in our
19 regulations which allow for an amendment to the
20 plan to be considered if circumstances change.
21 But the object is to try to get us all to think
22 ahead, try to get a good, solid picture of
23 where we are going to be as we move along.

24 Going back to the third standard,
25 obviously it's important for all of us to have

John C. Stokes

1 a pretty good idea of where these facilities
2 will go, not necessarily the precise location,
3 but a pretty good idea of the area in which
4 these facilities will be located.

5 The fifth standard deals with the
6 need for facilities within the Pinelands. The
7 object of the Pinelands requirements is for the
8 plan to provide adequate service to the
9 Pinelands, not necessarily perfect service. So
10 there is a difference. The object here is to
11 not locate facilities where the need is at best
12 marginal. The facilities that go into the
13 Pinelands ought to be where there is truly need
14 for it. Now, you know, that is, to some
15 degree, a little subjective in the eyes of the
16 beholder, at what point is the need marginal,
17 and that's one of the reasons why we asked and
18 the companies have tried to outline in more
19 detail what tests they apply in determining at
20 how our consultants can evaluate that.

21 The sixth standard deals with
22 trying to further minimize the number of
23 facilities in these most sensitive portions of
24 the Pinelands, the green areas on that map and
25 the green areas on this map. Obviously, we'd

John C. Stokes

1 like to keep all of the facilities in the
2 Pinelands to a minimum, but clearly if those
3 facilities are needed, we would prefer, if
4 there is a choice, not to locate them in these
5 most sensitive areas.

6 The seventh standard deals with
7 something I mentioned before, and that is to
8 the extent that companies can take advantage of
9 the existing structures, they need to do
10 that. The plan needs to demonstrate that that
11 has been done.

12 The eighth and ninth standards both
13 deal with generally what I'll call siting
14 requirements. Most of these come into play a
15 little further down the road, but with putting
16 together this plan, there needs to be some
17 reasonable expectation, we think, on the part
18 of the Pinelands Commission and the public and
19 our municipal officials that the plan that is
20 being proposed is realistic so that there is a
21 realistic expectation that if a company says we
22 propose to site a facility at this location,
23 that that location is an eligible site, and
24 there are standards in the Pinelands plan in
25 terms of what sites are okay on which to locate

John C. Stokes

1 cellular facilities; first aid squads,
2 industrial zones, sand and gravel mining
3 operations and the like. So there needs to be
4 some reasonable expectation that when they
5 actually go out and do the final site selection
6 process, that they will be able to find a
7 qualified site.

8 The tenth standard talks about
9 shared service, and this gets fairly
10 complicated and actually a little beyond my
11 capability. I'm not a technical expert in
12 this, but the idea is if it's possible for
13 service to be handed from one company to
14 another under certain circumstances and avoid
15 the need for construction of facilities, then
16 that's the goal of the Pinelands regulations.
17 As a matter of fact, it's been the company's
18 position that under federal regulations they
19 can't really do that. And as a practical
20 matter, at least in the first plan which we
21 reviewed last year, even with all the other
22 deficiencies that were noted, we did not see
23 this as a deficiency.

24 I'm going to ask Larry Liggett to
25 go over, very briefly, what our staff

Larry L. Liggett

1 participation has been in this and what our
2 review is and what happens, maybe, after or if
3 a plan is ultimately approved. Larry.

4 MR. LIGGETT: What we basically did
5 was, we first met with that consulting team
6 from Drexel University, with Dr. Kam here, and
7 esteemed colleagues, Dr. Eisenstein and
8 Dr. Schanker, and then with the plan, last
9 year's plan they helped us to redo that and
10 they continue to be with us for this plan.

11 What we did at the last year's plan
12 was, we met with the industry in the winter
13 months, our consulting team staff and the
14 industry, to see if we could review some of the
15 deficiencies that were noted in the first
16 plan. Twenty-three of those facilities were
17 reviewed in great deal, more than normal
18 detail, to determine three things: First of
19 all, is the facility truly needed at the
20 location that has been selected; secondly, is
21 there a possibility that some of these could be
22 located on existing structures; and third, for
23 the structures where a new structure is needed,
24 is there indeed a site that meets the
25 requirements of the Comprehensive Management

Larry L. Liggett

1 Plan.

2 As a result of that review alone,
3 several things happened. One, one facility was
4 eliminated by combining it with another
5 facility; four proposed facilities were moved
6 from more sensitive management areas to less
7 sensitive management areas; three new towers
8 were replaced by being able to put them on
9 existing structures, and this was essentially
10 guaranteed by the industries; and seven others
11 may be able to be put on existing structures
12 depending upon if things prove technically
13 feasible.

14 I should say that all of our
15 reviews, the consulting team and the staff, are
16 still continuing. We'll benefit from the
17 public review tonight and any written text that
18 we can get. Our preliminary review has yet to
19 show anything that will keep us from
20 recommending the plan. You should also bear
21 in mind that these are staff recommendations
22 that are preliminary and do not represent the
23 final recommendations of Executive Director
24 Moore. And all this, again, as I should
25 mention, will be subject of the information to

Larry L. Liggett

1 be gained tonight and in written comment.

2 The second thing I want to tell you
3 briefly is, what happens if this plan is
4 approved by the Pinelands Commission. What
5 that means is that the three providers, Bell
6 Atlantic, Comcast, and Nextel are then free to
7 propose the construction of new towers.
8 However, each construction proposal must still
9 meet the specific CMP location and design
10 standards. I will give you some examples. We
11 will still look to see if there is any existing
12 structures that can be used. Maybe one has
13 been built since then or maybe we missed
14 something in our review. We'll also make sure
15 that they do indeed use eligible sites for the
16 construction of new towers. There are some
17 visual standards where we try to minimize the
18 visual impacts and other design standards that
19 will be looked at.

20 And finally, the normal site
21 protection, site development standards such as
22 wetlands and endangered species will be
23 required.

24 Each of these proposals still has
25 to be reviewed by a municipality and approved

Larry L. Liggett

1 by a municipality. Municipalities are legally
2 entitled to impose additional requirements as
3 long as they are reasonable and don't conflict
4 with the Pinelands requirements. Other
5 wireless providers will not be able to
6 construct new towers outside of regional growth
7 areas in towns unless they too submit a plan.
8 So there is a big difference between the three
9 providers and other wireless providers.

10 And last, but not least, this is
11 down the road, I thought I should say this, if
12 the tower ceases to be needed, it must be
13 removed.

14 MR. MOORE: Thank you, Larry.

15 As John indicated, I think many of
16 you were here for a previous hearing conducted
17 in this building on the first submission, I did
18 recommend that the Commission not approve the
19 original submission based, at least, on my
20 finding that the plan did not adequately
21 address eight of the ten standards that
22 Mr. Stokes has reviewed with you this
23 evening. As Larry indicated, there have been
24 a lot of meetings since that point in time and
25 a new submission was received and that was

Michael J. Gross, Esq.

1 deemed to be complete by the Commission staff
2 not long ago and is really ready for staff
3 review at this point in time. Also, public
4 hearing that we are holding tonight.

5 Let me introduce, if I may, for the
6 industry, Mr. Michael Gross.

7 Michael, I'm going to let you give
8 the lengthy name of your law firm.

9 Mr. Gross is representing the
10 cellular providers.

11 MR. GROSS: My name is Michael
12 Gross. The law firm of Giordano, Halleran &
13 Ciesla. I represent Bell Atlantic Mobile,
14 Comcast, and Nextel.

15 We do appreciate the staff report.
16 As Larry indicated, there have been numerous
17 meetings between the staff and the providers to
18 attempt to fine tune the plan that was
19 submitted in 1997 so that the plan could meet
20 at least the staff's criteria and the criteria,
21 of course, of the Comprehensive Management
22 Plan.

23 We view the purpose of the hearing
24 to receive public input, so we do not want to
25 make a lengthy presentation. We will have

Michael J. Gross, Esq.

1 brief statements from each of the three
2 providers and then we are going to try to
3 address some of the standards or highlight some
4 of the standards.

5 There is a lengthy history, believe
6 it or not, to this process, even though the
7 regulations were only adopted in 1995. I
8 guess as John alluded to, prior to that time
9 there was a height limitation and really there
10 were preclusions to constructing towers in
11 certain of the more sensitive areas of the
12 Pinelands under certain circumstances. 1995
13 regulations set forth a fairly detailed set of
14 regulations that, and technical requirements
15 that had to be met and those technical
16 submissions were made in a number of plan
17 submissions since 1995 culminating in the March
18 submission that you have before you today.

19 The other thing that happened since
20 1995 is that Congress passed the
21 Telecommunications Act of 1996, as John alluded
22 to, and that act basically required that these
23 types of providers provide adequate service at
24 the same time, of course, left certain siting
25 criteria to the state and municipal governments

Michael J. Gross, Esq.

1 of New Jersey, and that's what we are going
2 through now.

3 We believe that this plan that has
4 been proposed in March of 1998 does meet all of
5 the regulatory requirements. We agree with
6 Mr. Liggett's statements. We have met
7 subsequent to the submission of the plan and we
8 reviewed some details of the plan and we are
9 hopeful that this plan will be approved in
10 short order by the Commission.

11 We also would like to reiterate
12 what Mr. Liggett stated, which is, that even if
13 this plan is approved and, as I said, we hope
14 it is approved, there is still a site-by-site
15 process that each of the providers must
16 undertake in order for these facilities to
17 actually be constructed, and that is a
18 municipal process and a Pinelands Commission
19 process.

20 I'd like to call on each of the
21 three providers and then the Bell Atlantic
22 representative is going to address some of the
23 issues that are raised by the regulations. The
24 first representative is Joe Divis. He
25 represents Comcast.

Joseph Divis

1 MR. DIVIS: Good evening members of
2 the Commission, Director Moore, Ladies and
3 Gentlemen.

4 As Mr. Gross said, my name is Joe
5 Divis, and I'm Public Affairs Manager for
6 Comcast Cellular. Depending on where you live,
7 you may know us as Comcast Cellular One or
8 Comcast Metrophone. And it certainly is a
9 pleasure to be here tonight on behalf of
10 Comcast to speak on behalf of the comprehensive
11 plan.

12 Cellular communications is playing
13 an increasingly important role in everyday
14 life, including for the average citizen and
15 public safety personnel. Cellular is no longer
16 just for the busy executive. Small business
17 owners, parents, spouses, senior citizens, even
18 young people are using cellular now. Public
19 safety officials, fire, rescue, emergency
20 management folks also use cellular to carry out
21 their life and property saving activities. For
22 example, Comcast is proud of the fact that we
23 provide free phones and service to many
24 emergency management organizations throughout
25 the state, including many which serve the

Joseph Divis

1 Pinelands area. And at those times when
2 immediate cellular communications is needed, we
3 need to have the antenna facilities in place to
4 make sure that those all important calls go
5 through. The need to provide our customers,
6 all of our customers, the average citizen, the
7 public safety official with consistently
8 reliable service throughout the Pinelands is
9 real.

10 Adoption by the Commission of the
11 comprehensive plan of products literally in the
12 making for several years will ensure their
13 customers who live, work, recreate and travel
14 through the Pinelands will have a service that
15 they count on, be it to call home or to call
16 help in time of emergency now and into the
17 future.

18 What is before the Commission
19 tonight is what we feel is a long-term
20 blueprint of and for balance. Balance between
21 the growing service demand brought on by our
22 customers - and these customers are our
23 friends, they are our neighbors, they are our
24 co-workers, they are our relatives, they are
25 not faceless people - as well as the continued

Joseph Divis

1 protection and the public enjoyment of one of
2 the State's greatest natural resources.

3 The Commission's regulations set
4 forth the criteria the carriers must meet on
5 key issues surrounding siting in the Pinelands,
6 and they were referenced, to a degree, in one
7 of the presentations earlier. Least number of
8 facilities, antenna collocation, use of
9 existing structures where feasible and
10 minimization of visual impact and other
11 important considerations. Our plan does that,
12 and clearly spells out how those criteria are
13 being met.

14 I'd like to reiterate, this
15 Pinelands plan we feel is a blueprint for
16 managing and balancing technology with nature,
17 and we feel that adequate cellular service
18 across the Pinelands will only serve to add to
19 the region's attractiveness for recreational,
20 social, educational, and residential
21 activities.

22 We hope, finally, that the
23 Commission ultimately views this plan with
24 favor. Thank you.

25 MR. GROSS: I'd like to call on Tim

Tim Fincham

1 Fincham for Nextel.

2 MR. FINCHAM: Thank you, members of
3 the Commission and audience, for being here
4 this evening. My name is Tim Fincham. I'm the
5 director of System Development for Nextel
6 Communications.

7 Nextel Communications is a
8 specialized mobile radio provider with
9 nationwide coverage. In fact, just this week
10 we announced our two millionth customer and our
11 hope for the comprehensive plan in working with
12 Bell Atlantic and Comcast is that we could come
13 with up a plan that would meet the needs of not
14 only the carriers, but be sensitive to the
15 needs of the Pinelands and the sensitive nature
16 of the Pinelands area. And as what has already
17 been echoed already in the room, we are very
18 concerned also about the 911 coverage
19 capabilities with our service and we are
20 experiencing difficulties right now with our
21 plans in providing services to the Pinelands.
22 So, I don't want to spend much time speaking
23 before you because I think the comprehensive
24 plan has been well thought out, but I will be
25 here to answer questions that you may have.

Claire Schultz

1 So, thank you.

2 MR. GROSS: Claire Schultz on
3 behalf of Bell Atlantic Mobile.

4 MS. SCHULTZ: Good evening. My
5 name is Claire Schultz. I am the manager of
6 project implementation for Bell Atlantic
7 Mobile.

8 Bell Atlantic Mobile is a licensed
9 cellular provider licensed by the FCC and
10 provides cellular service along the entire
11 eastern seaboard from Maine to South
12 Carolina. In this area locally we have been
13 licensed since 1984 to provide service to the
14 South Jersey area which includes the
15 Pinelands.

16 My responsibilities primarily
17 include working with individuals,
18 organizations, communities, governmental
19 agencies such as the Pinelands Commission to
20 facilitate the design and development of the
21 sites and facilities that are required to
22 support that cellular usage throughout this
23 particular area. Some of the dates and things
24 that were mentioned earlier about when this
25 process began 1995, '96, dates like that are

Claire Schultz

1 actually when the Pinelands regulation was
2 adopted to regulate and allow for the placement
3 of facilities in certain Pinelands districts.
4 But for Bell Atlantic Mobile, that process
5 really began in 1984 when we were licensed
6 because that is when we identified the fact
7 that we needed to provide service in several of
8 the areas of the Pinelands in addition to just
9 the regional growth and Pinelands towns areas.
10 Since 1984 we have been building facilities and
11 providing adequate service throughout portions
12 of the Pinelands such as parts of the regional
13 growth and Pinelands towns areas, but there
14 still remains not only inadequate service but
15 in some cases no service at all in other
16 regions of the Pinelands, primarily outside the
17 regional growth and Pinelands towns areas.

18 This inadequate or lack of service
19 really provides or presents two main problems
20 to us. The first is that it is completely
21 inconsistent with the requirements of our FCC
22 license which require us to provide seamless
23 quality service in the general public
24 throughout our footprint, not just in regional
25 growth areas or any areas outside the

Claire Schultz

1 Pinelands.

2 Additionally, under the Federal
3 Telecommunication Act, which was referenced
4 earlier, Bell Atlantic, as a cellular provider,
5 as well as the New Jersey Pinelands Commission
6 is compelled under that act to promote personal
7 wireless services. So we are really required
8 to provide these services to the general public
9 at large, not only nationwide, but also here in
10 New Jersey and south Jersey in particular.

11 The second aspect of the problem
12 with inadequate or no service at all is the--to
13 our customers. You know, people buy a phone
14 from us and they expect to have service.
15 There has been equivalence in quality service
16 when we talk about service, level of service
17 and things like that, what is adequate and what
18 isn't. Analogies have been made to the
19 landline telephone--we call it landline, most
20 of you refer to that as phones that are in your
21 homes and in your offices.

22 People that purchase a phone for
23 safety reasons, for convenience reasons, for
24 work-related reasons purchase it expecting to
25 be able to use it, and we have a very strong

Claire Schultz

1 commitment to that promise and we are here this
2 evening to help facilitate that.

3 The customer base that I'd like to
4 just touch on for a moment, because it has
5 changed quite a bit over the last five or six
6 years, it used to be that the service and the
7 equipment was more expensive than it is today
8 and only certain individuals were able to
9 either afford the service or felt that they had
10 the need to be on call 24 hours a day and
11 such. They were the individuals that had
12 cellular phones. Now we are seeing quite a bit
13 of an increase in usage from everyone,
14 literally everyone. We have seen a tremendous
15 increase over the last few years in public
16 services and emergency services. The Public
17 Service Electric & Gas provides, one of the
18 largest utility companies in the state,
19 provides electric and gas to, you know,
20 hundreds of residences and businesses, uses new
21 technology, fairly new technology that we offer
22 that allows for the process of data over the
23 cellular network. They are using that service
24 today to service their customers, which several
25 of us are one up. The New Jersey State Police

Claire Schultz

1 uses our service. The Burlington County and
2 Cumberland County Mobile Intensive Care Unit
3 Paramedics use our service as a primary means
4 of communication when they are in their
5 ambulances to communicate back to the
6 hospitals. The Burlington County Law
7 Enforcement Division has initiated a major
8 project that will put that data equipment that
9 I mentioned earlier into the police squad cars
10 in 33 municipalities in Burlington County which
11 is, you know, not only going to increase their
12 ability to provide better service to the
13 public, but possibly save some of your own
14 lives in certain circumstances.

15 So there has been quite a bit of
16 additional usage that we have seen not only
17 from the general public for convenience and in
18 the work place, but also in the general public
19 service and emergency services.

20 So I want to thank the Board and
21 Mr. Moore for the opportunity to not only speak
22 about this important project tonight but also
23 to be able to be part of the process that will
24 allow us to, hopefully, improve the service
25 that is currently either inadequate or

Claire Schultz

1 non-existent throughout the Pinelands.

2 MR. GROSS: I just have one
3 question for you and that is, on behalf of Bell
4 Atlantic, have you had any complaints from any
5 of those emergency service providers or any
6 other providers?

7 MS. SCHULTZ: Yes, we have.
8 Particularly in Cumberland County. Throughout
9 the Pinelands we have had some of those
10 customers that I have mentioned earlier have,
11 you know--we know that we have unreliable
12 service because that's our business but we've
13 also received complaints that indicate to us
14 that users are also experiencing problems and
15 that they would like to be improved.

16 MR. GROSS: Claire, thank you for
17 that statement on behalf of Bell Atlantic.

18 Now, I believe you have a statement
19 to make on behalf of all three providers with
20 respect to the comprehensive plan that has been
21 submitted and the conformance and with the
22 regulatory requirements?

23 MS. SCHULTZ: Yes. Most of the
24 compliance issues that Mr. Stokes mentioned
25 earlier, he mentioned what our requirements are

Claire Schultz

1 and I'd just like to briefly discuss how we
2 have addressed them.

3 The plan itself, as was mentioned
4 by Nextel and Comcast, is, you know, is pretty
5 conclusive. I'm going to cover maybe a few
6 major points. But the, you know, the plan
7 pretty much speaks for itself and I encourage
8 people that might have not had an opportunity
9 to look through it, to do so.

10 In 1992, we began discussions about
11 how we were going to implement improved
12 services in the Pinelands and in 1995 those
13 regulations were adopted. One of the
14 requirements of those regulations was that
15 providers of life services come together to put
16 together this plan if sites were required
17 within certain management areas. In other
18 words, we, as I mentioned, have been able to
19 build in the regional growths and Pinelands
20 towns areas up until now and without the plan;
21 however, we know that we need sites throughout
22 the rest of the Pinelands as well. So,
23 Nextel, Comcast and Bell Atlantic Mobile joined
24 together with the Pinelands staff to produce
25 this plan.

1 Nextel, Comcast, and Bell Atlantic
2 Mobile are three FCC licensed cellular
3 providers that provide fully duplexed voice and
4 data service over the cellular network within
5 the 800 megahertz frequency range and that is
6 what makes us life service providers. That's
7 why we, together, have joined to put together
8 this plan with the Pinelands staff.

9 The Telecommunications Act that was
10 passed approximately six months after the
11 regulations were adopted also put additional
12 requirements upon the carriers and the
13 Pinelands staff, as I've mentioned earlier. So
14 over the two years following the adoption of
15 the Pinelands regulations and the
16 Telecommunications Act, we've all worked
17 collectively to produce a plan that would
18 comply with these regulations that you see up
19 here, as well as a plan that would allow us to
20 provide adequate service and attempt to comply
21 with the Telecommunications Act.

22 The final version of this plan that
23 we worked on for several years was submitted to
24 the Pinelands in March, and it is the map that
25 is inside the plan is mounted over here that we

Claire Schultz

1 have been speaking of, and this is the
2 plan that we submitted collectively in March.

3 It's important to note that the
4 plan - and I know it was briefly mentioned
5 earlier - that the plan is to be viewed as a
6 master plan. The item in the regulation that
7 requires the plan, requires that we identify
8 the approximate location of where sites would
9 need to be so that we could provide the
10 adequate service. The reason for that is so
11 that the Commission can ensure compliance with
12 the code for all the items that Mr. Stokes
13 mentioned earlier and also it is not intended
14 to be used for specific information for
15 specific site locations.

16 As was mentioned earlier, there is
17 an item in the code that requires specific
18 attention to be paid to the specific location
19 where the sites are actually proposed, and
20 those items will be addressed at that time.
21 This is a five- to ten-year plan. So several
22 of these sites that were mentioned earlier may
23 not been proposed this year or next year, and
24 may be proposed five to ten years from now. So
25 we do not intend this plan to be used as a

Claire Schultz

1 specific site plan type of an application.

2 As Mr. Stokes mentioned earlier,
3 the regulations provides an outline describing
4 what is required to produce a complete plan.
5 The regulation essentially is divided into 10
6 criteria, and these items are identified in
7 section four of this plan for anyone's
8 reference. The items are individually
9 addressed, but they include but are not limited
10 to the three following items: The development
11 of a comprehensive map that reflects the
12 approximate locations of the sites required to
13 provide adequate service over the next five to
14 ten-year period. That is that map that is
15 mounted there, and it is found in section three
16 of this plan. It also requires that the
17 providers recognize that use of existing
18 structures, collocation, and shared use of
19 infrastructure among wireless providers is as
20 important to the members of the communities in
21 which we serve as the service access to the
22 service that we collectively provide is. So,
23 there is a specific section in part four,
24 Exhibit B of the plan which specifically
25 provides the current collocation policy of each

Claire Schultz

1 of the providers in the plan that facilitates
2 this concept of use of existing structures and
3 collocation.

4 The plan that was submitted in
5 March represents a collective effort by the
6 providers and the staff to make the most use of
7 existing structures wherever practicable.

8 The regulation also has a
9 requirement that the plan demonstrate that the
10 number of facilities proposed is the least
11 number of facilities proposed required to
12 provide adequate service to the residents and
13 traveling public of the Pinelands. We have
14 demonstrated, I won't reiterate what Mr. Stokes
15 said very well. We have worked for several
16 months to demonstrate that these are the least
17 number and some of the sites have been combined
18 since the plan that was presented last year to
19 yet eliminate the need for additional
20 structures in the Pinelands.

21 Finally, item number eight, over
22 here on these large boards, requires that the
23 providers demonstrate need. Need is something
24 that essentially to us. Means that if we
25 cannot provide service to our customers, then

Claire Schultz

1 we have a need to improve it, and it's really
2 very simple for us. Growth trends over the
3 past three to five years in this industry have
4 been anywhere between 30 to 50 percent, which
5 is really very high for any business and we
6 feel that the reason for that is reduced cost,
7 also because we are a communicating society.
8 We want to be able to communicate with people
9 and we want to feel as though we are in a
10 remote location, we are having a problem, we
11 are not having a problem. We can have
12 communication with others.

13 The purchase of cellular phones.
14 We know in the industry that 60 percent of
15 people that purchase cellular phones today
16 purchase them for personal safety reasons, and
17 that's a recognizable need to us. The
18 emergency calls that are made over 911, that
19 was mentioned by both Comcast and Nextel, we
20 know, industry standards tell us that over
21 600,000 calls are made a year nationwide on
22 cellular phones, and that's a really high
23 number. 911 calls are free. We know that
24 people probably traveling down the road if they
25 see a problem, are more likely to report the

Claire Schultz

1 problem if they have got a cellular phone in
2 their car than to stop at the next WaWa and try
3 to remember what they saw and call it in. So,
4 we think that the high number is a result of
5 people feeling that the phone is convenient for
6 them and that they can have it available to use
7 and they are doing so. The results of that is
8 saving, you know, lives.

9 The wireless data service that I
10 mentioned earlier, it is being used in 33
11 municipalities in Burlington County but it's
12 also being used by hundreds of police
13 departments nationwide. The Delaware State
14 Police, the City of Philadelphia, the
15 attraction to that type of service to be able
16 to reduce crime and promote additional safety
17 has been really widespread nationwide.

18 The plan and the sites that we have
19 identified throughout this area to provide
20 adequate service are really what is needed to
21 provide the service to the users and the
22 emergency service providers throughout the
23 Pinelands. Cumberland County and Burlington
24 County Mobile Intensive Care Unit people, you
25 know, have complained about the service

Claire Schultz

1 throughout the Pinelands, and that is our
2 demonstrated need, that we have got a problem
3 out here. People can't use their phones to the
4 extent that allows them to be more efficient.
5 Or simply for convenience for productivity in
6 the work place, and that is our demonstrated
7 need.

8 In summary, I'd just like to say
9 that I know that not everyone has a cellular
10 phone. That sometimes we may not realize how
11 much of an impact wireless communications has
12 on our lives and, you know, maybe we don't feel
13 that we have one or, whatever, may need one,
14 but there are countless times when a cellular
15 phone or the technology itself is used for our
16 own benefit, whether it be directly or
17 indirectly. That's something that exists in
18 today's society. This plan is going to allow
19 for the facilitation of that.

20 I am proud of the work that I
21 personally have put into this effort here in
22 the last five years and I have been happy to
23 work with a lot of the individuals in this room
24 that have helped to facilitate your development
25 of this plan and enhance the communications

Claire Schultz

1 here.

2 MR. GROSS: That concludes our
3 presentation.

4 MR. MOORE: Okay. Three companies
5 will have a booth outside the door for anyone
6 who would like to purchase a cellular phone.

7 MS. SCHULTZ: I know you already
8 have one, Mr. Moore.

9 MR. GROSS: We have some great
10 deals.

11 MR. MOORE: Thank you all for being
12 very patient with us and the industry in terms
13 of presentations. It's now going to be your
14 turn to address the issue.

15 Let me indicate, however, that the
16 most helpful testimony that can be received on
17 this plan truly relates to whether the plan
18 meets the standards that are on those charts
19 and in the handouts that you received this
20 evening. The reason for that is that the
21 Commission can only make determinations based
22 on the regulations that we administer. We
23 cannot use extraneous matters other than the
24 specifics of the regulations that govern
25 whether a plan should or should not be

Elizabeth Rathblott

1 approved. Those are the tests that we have to
2 use. So the more that your testimony can
3 concentrate on whether this plan does meet the
4 standards, the more helpful that testimony will
5 be in formulating an opinion in the
6 recommendations to the Commission.

7 I do have a couple of
8 pre-registered speakers. I also was informed
9 that last week that a representative or two of
10 the Pinelands Municipal Council would like to
11 testify this evening. So I'm going to begin
12 with the signup sheet, some of which
13 incorporates people who have already
14 registered.

15 The first speaker is Elizabeth
16 Rathblott. What I would ask, please, is that
17 as you come forward and address the hearing
18 with the microphone that's there.

19 Elizabeth Rathblott.

20 I'm sorry, forgive me. My
21 mistake.

22 I should indicate you did sign up
23 twice but you only get to testify once.

24 MS. RATHBLOTT: Elizabeth
25 Rathblott, R-a-t-h-b-, as in boy, -l-o-t-t. I

Mayor Chiarello

1 own 48.87 acres in the Pinelands in the
2 regional development--regional growth.

3 I came with questions concerning
4 the standards criteria. I've had the
5 material. And you have met my standards.
6 You have answered my questions. And I want to
7 say that as a land owner, I am in support of
8 your plans. Thank you.

9 MR. MOORE: Thank you.

10 I'm going to call upon Mayor Chuck
11 Chiarello who is the Mayor of Buena Vista
12 Township but he is also the chair of the
13 Pinelands Municipal Council.

14 MAYOR CHIARELLO: Good evening,
15 everyone.

16 I testified when the plan was
17 originally presented here in this room a few
18 months back. From what I have heard this
19 evening and what I've had the chance to review
20 in the lengthy report that was handed out about
21 a month or so back, I think that many of the
22 standards have been met. The report is much
23 improved. If I had one comment to focus on,
24 it would probably be point number 10 regarding
25 the sharing of services.

Mayor Chiarello

1 Even under the existing towers that
2 are in the Pinelands, I happen to live at the
3 base of a couple of hundred foot tower which
4 one of these providers operates and I happen to
5 have phone service from another provider. The
6 two of them don't meet on that tower. My worst
7 reception is as I get home within a mile or two
8 of my house.

9 So what I'd like to see happen is
10 much more of an effort stepped up on the part
11 of different providers of sharing the towers
12 and offering better service because many
13 facilities are already in place.

14 I'm pleased with the results of the
15 modifications that have been made in general
16 and I think the plan deserves the support of
17 the Commission at this time.

18 Unless there's any questions, I
19 thank you for the opportunity to comment.

20 MR. MOORE: Do we have any
21 questions, any members of the Commission?

22 (No response.)

23 MAYOR CHIARELLO: Thank you very
24 much.

25 MR. MOORE: I'm also told that

Jack Salemi

1 these are very sensitive mikes. If my voice
2 goes away from you, someone will just raise
3 their hand, I will try to get back into the
4 microphone.

5 Next speaker is Mr. Jack Salemi.

6 MR. SALEMI: Nice to see you
7 again. After listening to the presentation by
8 Bell Atlantic, it's interesting to hear about
9 how great the cell phones are. Maybe they
10 should make them free to everyone.

11 MR. MOORE: Could I ask you to put
12 the mike right up next to your--

13 MR. SALEMI: Sure.

14 Maybe they should kind of make them
15 free to everyone.

16 But my name Jack Salemi. I live at
17 5 Bridlewood Court in Tabernacle and also live
18 Woodland Township. I reside there with my wife
19 Michelle and three children, Victoria, Colette
20 and Johnie. I've lived in the Tabernacle area
21 for over 20 years and relocated here to enjoy
22 the clean, healthy environment that the
23 Pinelands communities offer. I moved out here
24 basically to look at the trees and enjoy the
25 nature that the Pinelands communities show and

Jack Salemi

1 not basically look at towers. I'm most
2 concerned about the overdevelopment of these
3 200 foot cell towers and higher and these
4 towers will definitely show an overprotrusion
5 against the trees and be a visual impact and an
6 eyesore to all basically of the people that
7 live there.

8 I have a photograph that I'd like
9 to show concerning an existing tower in the
10 Tabernacle area and how it looks against the
11 landscape. Can I present that to the--

12 MR. MOORE: Yes.

13 MR. SALEMI: I made copies for
14 everyone. I don't have a copy machine.

15 This is the actual photograph.
16 These are copies for everyone to review.

17 All I'm trying to really point out
18 is that if you looked at the basic tower and
19 what they are trying to show, is that over a
20 mile area these towers, this is 175 foot tower,
21 will be excessively higher than the landscape
22 and visually impact all the people that live
23 there and basically be an eyesore to the
24 Pinelands total region.

25 I want to specifically--are there

Jack Salemi

1 any questions about the photograph?

2 MR. MOORE: They are quite
3 obvious.

4 MR. SALEMI: Okay. I want to
5 specifically address the proposed site of the
6 Wood, Sand & Gravel Company at Woodland
7 Township, Site #7. This tower initially was
8 approved for 180 foot development. Now it's up
9 to 318 feet. And if you look at the
10 photograph, that's 175 feet against a
11 landscape. This will be much more higher than
12 the original proposal, and that concerns me
13 even more tonight.

14 This location basically has
15 need--has no need, for I have two cell phones
16 now through the Comcast system and there are
17 five towers in the area of Tabernacle, Mount
18 Holly, Indian Mills and Chatsworth and provide
19 adequate coverage for my area.

20 This whole project was based, as we
21 discussed, on need. And if I already have
22 coverage in the area, I can't understand why
23 this particular location, Site #7, is being
24 proposed tonight on a new plan.

25 I'm not basically trying to hold

Jack Salemi

1 back the technology. Of course I said before,
2 I have two phones of my own and I am a business
3 person. I believe that cell phone technology
4 is needed. But I do want to address an area
5 of building a 200 foot or higher structure in a
6 most pristine area of the Pinelands,
7 Chatsworth, Woodland Township and many other
8 communities within the Pinelands zone,
9 especially the most pristine area.

10 Basically, to me, makes really no
11 sense, for many of my neighbors have relocated
12 here and also are very adamant against the
13 development of this particular tower. I have
14 the petition initially that was developed.
15 Would you like me to submit it again tonight?

16 MR. MOORE: Submit it if you'd like
17 to. We do have it from the previous record,
18 but if you have it with you, it might save us
19 going back and looking for it.

20 MR. SALEMI: You never know. You
21 can loose papers once in a while, but I'd be
22 happy to present an extra one tonight.

23 Many of these people are working
24 people that cannot be here tonight, and I went
25 around to many of the communities and residents

Jack Salemi

1 in the area to tell them exactly what they are
2 trying to do at this one particular Site #7 and
3 they were pretty adamant against it for a lot
4 of people have relocated to this area basically
5 for what I did, to kind of get away from the
6 reality of the real world, which really we
7 can't do anymore, but that's fine, the
8 Pinelands offers a beauty of its own. A lot of
9 these people are trying to show that by signing
10 this petition.

11 I am concerned about the
12 independent study by the consultants
13 Mr. Eisenstein, Moshe Kam, and Mr. Schankar for
14 their recommendation for this one particular
15 site they recommended it to be moved to Route
16 206 & Route 70 at Southampton. Looking at the
17 new proposal, it didn't seem like that
18 recommendation was carried out. I'm really
19 concerned about why that recommendation wasn't
20 carried out, for that is a real high volume
21 area of travel and use. There are also other
22 existing locations within the
23 Tabernacle/Woodland area. There's a four-mile
24 circle at 72 & 70 that has a fire tower.
25 There's a transmission facility right at

Jack Salemi

1 Hillman Concrete right in Tabernacle itself, an
2 existing facility. But I think the best
3 location would be to develop this tower, and
4 I'm not an industry expert by any means, for
5 the high use zone which is Route 206 & Route
6 70. Again, the industry should show a need
7 and where the structure--and where the existing
8 structures are, they should utilize them.

9 Many other concern about a tower
10 200 feet visible from Sooy Road and my main
11 concern is that of the real estate value.
12 Because under normal conditions on equal value
13 homes people will buy a home without a cell
14 tower visible. People will buy a home without
15 a cell tower visible than that home with a cell
16 tower visible. Just as common sense, it's the
17 perceived unknown problem.. Water is coming off
18 these towers and it hurts real estate values
19 and basically this is a concern to me.

20 There was a big article in the
21 Asbury Park Press in 1997. I have a copy of
22 that too if you'd like to read that.

23 MR. MOORE: You're free to submit
24 anything you'd like to submit.

25 MR. SALEMI: Sure. I brought it

1 all tonight.

2 You have the consultant's plan, I'm
3 sure. I don't know if you need another copy of
4 that. But here's the tower article in the real
5 estate section of the Asbury Park Press talking
6 exactly about the perceived problems with
7 selling real estate.

8 I'm not going to waste any time
9 about the health concerns because I know you
10 are just going to tell me to stop talking about
11 that.

12 The pollution issue does also
13 concern me, for a tower that is 200 feet or
14 above upright will require a base of 40 feet or
15 deeper into the ground and many of the footings
16 will be constructed within many drinking wells
17 and concerns a lot of people within that
18 area. Continual pumping around the base, if
19 it's built in a well, for secure of the footing
20 does concern me for the structure of the tower
21 itself. Again, I am not an engineer. They
22 probably have it all figured out. But any kind
23 of construction in drinking wells and drinking
24 water can effect life for everyone and the
25 water problems in the State of New Jersey seem

Jack Salemi

1 to be increasing.

2 101.5 radio is advertising that
3 Comcast has 100% coverage across all of New
4 Jersey. I'm just concerned also for the
5 development of these new towers, especially
6 since Comcast is advertising that on 101.5.

7 Electrified fences that have three
8 strands of wire which go around the sites, many
9 of these sites are on private property but
10 living in the communities where kids would go
11 through the woods and play in the woods can
12 possibly hit fences, wildlife can, and really
13 cause a major medical issue.

14 Power problems occur. The backup
15 systems in many of these towers are fuel driven
16 and they are fuel driven generators and storing
17 fuel at a location within a forest region
18 concerns me also if lightening should happen to
19 strike the area of fuel.

20 Many of the cooling systems are
21 continually run air conditioning and throughout
22 the forest regions you can hear just about
23 anything for many miles and a continually run
24 air conditioner close to communities is really
25 noise pollution.

Jack Salemi

1 The clearing of trees in
2 preservation areas to build access roads.
3 Continuous security. Lighting, continuous.
4 MacGuire Air Force Base communication
5 interference. Many of the planes that fly
6 directly over the site are also concerns.

7 In closing, I just--and I don't
8 want to stay here all night, I know you
9 probably want to get this hearing moving along,
10 but it's my opportunity to talk to you about my
11 concerns and the concern is for the Commission
12 to strongly develop the need and collocate and
13 put these locations in the best area. As I
14 said before, there's many different areas,
15 Hillman Concrete, the four mile circle, the
16 location at Route 70 & 206, petitions from the
17 people against it in the area. The visual
18 impact most definitely will be visible. The
19 real estate problems.

20 The future of phone cell use in
21 cars seems to be a major concern for many of
22 the people. State Senator Byron Baer of
23 Hackensack has state senate hearings on the
24 safety of driving and talking while using the
25 phone. And in closing, I think many of the

Carlton Montgomery

1 people in the Pinelands community hike, nature
2 hike, walk, camp, boat, fish, bike and enjoy
3 the Pinelands forest to get away from reality
4 and leave their phone cells home and keep it
5 and I think we should try to do whatever we can
6 to keep it as pristine, beautiful area that it
7 is.

8 Thank you for the opportunity to
9 address you tonight.

10 MR. MOORE: Thank you. I'm not
11 going to ask if anyone has questions each time,
12 but you can interrupt.

13 Thank you.

14 Mr. Carlton Montgomery.

15 MR. MONTGOMERY: Hello. I'm
16 Carlton Montgomery. I'm the Executive Director
17 of the Pinelands Preservation Alliance.

18 The Pinelands Preservation
19 Alliance, as the Commission is aware, is
20 devoted to preserving the natural and cultural
21 resources of the Pinelands. The scenic and
22 aesthetic values of the Pinelands are among its
23 most precious resources. PPA is deeply
24 concerned that the industry's proposed plan as
25 it currently exists may cause unjustified and

Carlton Montgomery

1 unnecessary damage to those values. I'd like
2 to summarize our concerns in that regard.

3 Initially, we are very concerned
4 that the proposed plan includes three towers
5 plus one possible new tower for a total of four
6 potential new towers in the preservation area
7 and one possible new tower in the forest
8 area. PPA is opposed to having any new towers
9 built in these areas if it is humanly possible
10 to avoid doing so. Given the very vague
11 information in the plan, as it's been at least
12 given to the public, we cannot evaluate whether
13 all or any of these towers are genuinely
14 necessary to provide adequate service, but an
15 absolute minimum, the Commission must
16 scrutinize these facilities very carefully and
17 provide the public sufficient information that
18 it can really make the judgment that they are
19 necessary because they compromise the integrity
20 of the places that we value most highly as
21 conservationists and preservationists.
22 Moreover, one of these facilities - and that's
23 #5 - is a new tower which the provider is
24 apparently proposed to build within a pygmy
25 pine forest. PPA believes this tower simply

Carlton Montgomery

1 should not be built. Clearly, the visual
2 impact of such a tower is vastly exaggerated if
3 placed in the pygmy pine forest and it is
4 difficult to guess because again there is no
5 information on this, how the industry could
6 mitigate the impact in any meaningful or
7 sufficient manner of such a tower. Because it
8 appears to us that it will be impossible to
9 meet the siting requirements for this tower
10 when it would actually come up when they would
11 come to apply for that, for that tower. We
12 think it should be relocated outside the pine
13 forest.

14 These areas are so extraordinary
15 and their scenic value is so easily damaged,
16 that the Commission should not permit this
17 tower and should not approve the current plan
18 so long as it includes this location as a new
19 facility. There is no genuine public need for
20 a tower, we believe, in this location.
21 Similar concerns arise because the current plan
22 includes two towers which the plan states are
23 to be located in or near wild and scenic
24 rivers, the Great Egg Harbor, and the Morris
25 Rivers, and one to be located on or near the

Carlton Montgomery

1 Mullica River. Again, the plan is simply too
2 vague to evaluate these proposed facilities in
3 any reliable fashion from our point of view.
4 And that brings me to our next set of concerns.

5 As the staff has noted, the
6 proposed plan asks the Commission to approve
7 the number and the very proximate location for
8 these facilities before the provider gets
9 specific information about any of the towers.
10 The current plan does not provide meaningful
11 information about the details of individual
12 towers or how providers can meet site specific
13 requirements. The providers have given only
14 the most approximate locations for these towers
15 on that map.

16 The vagueness of the plan in this
17 regard creates a number of concerns for us.
18 First, that it be absolutely clear to the
19 public and the industry that approval of this
20 or a similar plan is only the first step in the
21 process of public review and commission
22 evaluation of the actual cellular facilities
23 and towers. Each individual tower must meet
24 siting requirements before it can be built and
25 it may be that some towers cannot meet this

Carlton Montgomery

1 requirement as currently proposed.

2 Second, the vagueness of the plan
3 creates the possibility that even if the
4 Commission approved this or a similar plan, it
5 may not succeed. That is, the plan may not
6 succeed. As the Commission has recognized in
7 the past, the entire array of facilities
8 depends on the location of each one of the
9 other facilities. If one tower is removed
10 from the array or has to be located
11 sufficiently far from the place identified in
12 the plan, it's possible that the providers will
13 assert the entire plan must be changed and that
14 additional towers must be built in order to
15 provide adequate coverage. We are concerned
16 that this approach would put undue pressure on
17 the Commission in each site application process
18 or lead providers to demand additional new
19 towers beyond those many that are already
20 proposed here.

21 And third, the plan does not give
22 meaningful detail on, as I have noted, on the
23 sites to be located near scenic river corridors
24 and does not address the requirements for the
25 scenic corridors of the Comprehensive

Carlton Montgomery

1 Management Plan in general. Those include not
2 only the Mullica River but the roadways and
3 other rivers and streams in the Pinelands.
4 And more broadly, we do not believe the map as
5 a whole the industry has produced is
6 sufficiently reliable to the public at least
7 because the providers are unwilling, appear to
8 be unwilling to specify the area they believe
9 the circles and triangles on the map actually
10 represent.

11 These concerns lead PPA to believe
12 that the current plans should not be approved
13 until the providers can given more meaningful
14 and substantially more specific information on
15 the location of each tower for which they have
16 not already submitted individual site
17 applications. They should address what will
18 happen in each case if the facilities
19 ultimately cannot be built where it is
20 currently proposed, there should be some sort
21 of discussion of the backup plan. And that
22 they should give sufficient information
23 demonstrating that the plan can satisfy the
24 scenic corridors and other scenic settings kind
25 of requirements before going forward. Without

Carlton Montgomery

1 this information, we believe that the current
2 plan does not meet the requirements of the New
3 Jersey Annotated Code 7:55.4(c) 1 & 3 because
4 it is too vague to establish the need for each
5 proposed facility, and that the facilities will
6 be actually located on existing structures to
7 the extent possible. I'm not sure which ones,
8 that is, of the ones that you have listed
9 there, but the two requirements that are
10 expressly made to apply to the initial
11 comprehensive plan, I believe, are not
12 satisfied. If the plan is as vague as it is
13 now, about individual towers.

14 In addition, specifically on the
15 use of existing structures, the plan has seven
16 facilities that it says may be located on
17 existing structures, but carefully reserves the
18 right to build new towers for these facilities
19 if the providers determine that it is not
20 feasible to use existing structures. The plan
21 merely says, quote, final decisions will be
22 made when the facility application is pursued.
23 It is as to whether to apply for a new tower or
24 use an existing structure.

25 In light of the fact that the

Carlton Montgomery

1 industry is not making any, what appears to be,
2 a genuine commitment to use existing structures
3 for these facilities, PPA submits that the
4 Commission should assume in evaluating the plan
5 that those seven are going to be new towers.
6 In light of that, that the plan does not meet
7 the end requirements, that it demonstrate the
8 use of existing structures - I think that's
9 number seven on your chart - for that reason
10 and should be sent back again for more
11 information.

12 Alternatively, and it will achieve
13 the same purpose, the Commission could approve
14 the plan only upon the providers obtaining
15 contractual commitments sufficient to ensure
16 that all seven of these facilities will, in
17 fact, be placed on existing structures.

18 The representative from Bell
19 Atlantic touched briefly on the issue of
20 industry participation. The current plan, as
21 she noted, presently only by a segment of the
22 cellular telephone industry, those providing
23 service in the 800 megahertz range. The CMP
24 requires that all providers of, quote, the same
25 type of service present a joint plan. The

Carlton Montgomery

1 providers, and apparently I think with the
2 agreement of the Commission staff, have chosen
3 to interpret that term, the same type of
4 service, to include only this particular
5 segment and to exclude other providers of
6 similar services, such as the PCS providers.

7 We believe that it's unfortunate
8 that providers have used that approach because
9 it means that the plan is not truly
10 comprehensive. From the consumers' point of
11 view, all segments of the industry, the
12 providers as well as--the providers here today
13 as well as the PCS industry, would provide the
14 same type of service. So, the restrictive
15 definition of the CMP that is that the
16 providers have adopted here appears not only
17 unfortunate in narrowing the scope and utility
18 of this plan but also to be rather
19 artificial.

20 In light of those concerns, we
21 believe that at a minimum the providers and the
22 Commission staff should provide the Commission
23 and the public more information about exactly
24 how exclusion of other providers may limit the
25 current plan. How other providers may require

Carlton Montgomery

1 additional facilities beyond those set forth in
2 plan, if that's true, and whether the
3 Commission can refuse to approve additional
4 facilities in the Pinelands if other providers
5 come forward later on and claim the right to
6 build new towers. A point which I believe the
7 current plan does not address. Is it possible
8 that the Commission could be compelled to
9 approve additional towers beyond those set
10 forth in this plan.

11 The plan also contains relatively
12 detailed commitments now on collocation of
13 different providers' antennas on a given tower,
14 and that, we view, is an excellent thing. The
15 plan does leave open the possibility that in
16 some cases a provider may not be permitted to
17 locate on one of the existing facilities, that
18 is, one of the proposed facilities once
19 built. Thus, it does appear that a provider
20 might, in that case, make a claim for the right
21 to build a tower or install new facilities
22 beyond those contemplated in the plan, that is,
23 even one of the participants in the current
24 plan could possibly find itself in that
25 situation.

Lynn Catalfamo

1 Given that, we believe the
2 Commission should make clear that in approving
3 any plan, a participating provider that is one
4 of the three here, will not be permitted to
5 seek approval of an additional tower just
6 because it cannot reach agreement with its
7 colleagues on collocation.

8 I hope that's not going to be an
9 issue, but it seems to us that it would make
10 that clear at this point.

11 That is a summary of our concerns.
12 I will like to reiterate that our deepest
13 concerns lie with those few towers that are
14 intended for the most sensitive and the most
15 precious pieces of the Pinelands from a
16 preservation point of view, and we hope that
17 the Commission and staff will make every effort
18 to ensure those towers are not built or are
19 built on existing facilities.

20 Thank you very much.

21 MR. MOORE: Thank you,
22 Mr. Montgomery.

23 Lynn Catalfamo.

24 MS. CATALFAMO: Good evening.
25 Thank you for allowing me to speak. I am Lynn

Lynn Catalfamo

1 Catalfamo. I live in Hammonton. And I'm a
2 teacher at the Hammonton Middle school.

3 As part of our school curriculum,
4 seventh grade students are presented with
5 issues dealing with the Pinelands. We have a
6 fully developed curriculum that gives the
7 students an awareness of cultural, historical,
8 and the environmental issues that deal with the
9 Pinelands, and this has been developed fully,
10 you know, with several teachers and the
11 students get a great deal out of this because
12 this is part of their cultural heritage since
13 Hammonton borders and is part of the Pinelands
14 Preservation Area.

15 As part of the curriculum, we have,
16 in the past, scheduled many field trips out
17 into the Pinelands Preservation Area so that
18 students can experience the flora, fauna, and
19 cultural and historical aspects of the
20 Pinelands. The students get great enjoyment
21 out of this. They love studying their heritage
22 and in recent years, we have had to curtail
23 many of the activities scheduled in Pinelands
24 areas because of liability issues. As part of
25 the liability issues, cellular communication

Lynn Catalfamo

1 has become a rather important issue for us.

2 Recently, we have gone on a trip on
3 one--a canoe trip in the Pinelands zone and
4 students, you know, were--we paddled through
5 the Pinelands and had a great time, you know,
6 exploring the different types of trees and
7 beautiful orchids that were growing there, the
8 different plants and animals, and getting a
9 background in history of the area, the
10 historical significance.

11 While we were on that trip, I had
12 my cell phone with me. You know, I figured I
13 will bring this with me so that if something
14 should happen, you know, along the way, we can
15 be in communication with safety and medical
16 professional help as well as our own school
17 district. However, my Comcast cellular phone
18 did not work because there was no service
19 provided in that area.

20 So we feel this is a very strong
21 issue as far as safety goes, and I know several
22 of the people who have spoken here tonight have
23 raised that issue as well as the carriers
24 themselves, and we would really like to see,
25 you know, cellular service extended into this

Thomas Glynn

1 area for the safety issues.

2 My husband also works for Stockton
3 State College and he is on Route 206 many times
4 going to different communities and schools and
5 he needs to be in contact with his office, you
6 know, to find out what is going on and keep in
7 contact and he is not able to do that in many
8 of the areas throughout the Pinelands
9 Preservation Area because there is no cell
10 service or very limited access.

11 So we'd just like to, you know,
12 reiterate this point about safety issues, the
13 liability issues that we, as educators
14 experience, and we feel that this is very
15 important because we would like our children to
16 continue to experience the Pinelands and go on
17 field trips without this issue of not being
18 able to be in contact or have access to 911
19 service if we would need it.

20 Thank you very much.

21 MR. MOORE: Thank you very much.

22 I believe it's Thomas Glynn.

23 MR. GLYNN: My name is Thomas
24 Glynn. I live in the Sweetwater area of
25 Mullica Township. And the fellow from the PPA,

Thomas Glynn

1 or the Pinelands Preservation Association,
2 addressed one--the tower that I have concern
3 with, which is the one next to the Mullica
4 River. It's Facility #16 and it says, This
5 facility is proposed in close proximity to the
6 Mullica River. A Pinelands designated river
7 from which visual intrusions are to be avoided
8 to the maximum extent practical. The CP's
9 recognize their obligation to minimize the
10 visual impact in this area, and will pursue
11 locations and design features to mitigate the
12 impact.

13 Where this tower is proposed is on
14 the Sweetwater Volunteer Fire Company lot.
15 That's within 1,000 feet of the Mullica
16 River. The tower is sited in the most
17 restricted area for height and it is in the
18 corridor of the Mullica River. Pinelands
19 Regulation 7.50.54 states that the tower must
20 be sited so that, to the maximum extent
21 possible, it minimizes visual impact to the
22 river corridor and existing residents.

23 This tower, as proposed, will be
24 sited within 100 feet of my house, of my
25 door. As I understand it, this proposed

Thomas Glynn

1 siting shows the need for a tower within a
2 five-mile radius. There surely must be other
3 sites within this five miles that will not
4 affect view from the river or impinge on a
5 completely residential area.

6 The same regulation, Pinelands
7 7.50.54 states in Section 6 that the plan needs
8 to demonstrate consistency with Section C,
9 Paragraphs 1 and 3. Paragraph 1 is to
10 demonstrate a need. Paragraph three says to
11 use existing structures. I realize there is a
12 need and there may not be an existing
13 structure.

14 Paragraph five states that the
15 facility must be easily upgradable to 200
16 feet. This will be more of an impact to the
17 river corridor.

18 Paragraph two asks about
19 overlapping service area and paragraph four
20 sites many criteria. Among these it states,
21 Minimizes visual impacts as viewed from
22 publicly dedicated roads and highways and from
23 other areas frequented by the public.
24 Avoiding to the maximum extent practicable any
25 direct line of sight from low-intensive

Thomas Glynn

1 recreation facilities. III states, Avoiding,
2 to the maximum extent practicable, visible
3 impacts as viewed from wild and scenic
4 rivers. Minimizes visual impacts as viewed
5 from existing residential dwellings located on
6 contiguous parcels. The fork or the confluence
7 of the Mullica and Bachelor River is an area
8 frequented by the public for canoeing, boating,
9 and to dine at a facility located there. This
10 does not seem to conform to ii as written.
11 This area may not be subject to 7.56.10, as I
12 have not read this regulation. It would seem
13 that this area should be designated as wild and
14 scenic.

15 I especially take exception to
16 Subsection V as this facility as proposed would
17 definitely impact on an existing residential
18 dwelling. In Section 4 VI there are areas
19 where the proposed towers are suggested to be
20 located. These suggestions are for areas owner
21 Pinelands villages mentioned in Section 6 where
22 this section lists existing fire or first aid
23 stations, landfill sites, this does not apply
24 to the villages listed in Section 6.

25 Within a five-mile radius of this

Thomas Glynn

1 proposed tower, there is a landfill site that
2 can be utilized to conform to the suggestions
3 in 4 VII. Also, if the tower is to be sited on
4 the parcel of an existing fire station, the
5 fire company in question owns a 16-acre
6 parcel. Looking at the tax maps for this
7 area, the back section of this parcel is within
8 360 feet of a publicly dedicated road Sourboy
9 Road, which has no residential dwellings and is
10 out of view from the river corridor.

11 I realize that this will cause the
12 cell phone providers more expense to locate the
13 facility at this location, but it would be more
14 in compliance and more with the spirit and
15 purpose of the regulations as now written.

16 I have many other concerns
17 regarding this proposed tower, some of which I
18 realize must be addressed at the local level
19 when the plans for Tower #16 are submitted to
20 the township.

21 The other item I feel should be
22 addressed at this meeting is the military jets
23 which directly overfly the location of this
24 proposed tower as now sited. A10 attack jets
25 overfly this location at least three times a

Albert Weber

1 week. Should a military flight path have to
2 be rerouted to accommodate a cell phone
3 provider.

4 As I have had the occasion to use a
5 Nextel phone from my home, the reception was
6 fine. If this tower is to provide service to
7 areas of Burlington County, and further on if
8 so, why not locate the tower closer to the area
9 of need.

10 Thank you very much.

11 MR. MOORE: Thank you, Mr. Glynn.
12 Let me compliment you on your knowledge of our
13 regulatory policies.

14 Mr. Albert Weber.

15 MR. WEBER: Good evening. My name
16 is Albert Weber. I live on 7 Bridlewood Court
17 in Tabernacle, New Jersey.

18 I want to just first say that the
19 plan compared to the first one seems to have
20 addressed a lot of the issues. Also, I would
21 say that the representatives from the cellular
22 phone companies have done a much better job
23 with their public relations face, but I think
24 it's important that although we heard some very
25 nice speeches, that they are not considered a

Albert Weber

1 public utility. Based on some of the other
2 testimony, I think we all have to remember that
3 there was life before cellular phones.

4 Also, just so you know, I'm a very
5 high user. Recently got one of the new digital
6 phones. Use over \$500 worth of this a month.
7 So, this is very important to me and my
8 business. My wife now has another phone in her
9 car, so I do recognize this.

10 But I have to go back to several of
11 the points over here, especially with regards
12 to Tower #7, that is the one that is on the
13 Ward Sand & Gravel property.

14 One, I'm very, very concerned about
15 the visual impact in this area which is
16 considered a sensitive area. In the documents
17 and the regulatory work that went on in
18 Woodland Township, since it's actually in
19 Woodland this site, the tower was around 200
20 feet at that time. Now we have just learned
21 in the reading the new information that it's
22 about 318 feet. So it's grown, somehow it's
23 been sprouting like the trees, an extra hundred
24 feet that would even have a larger impact. And
25 as Mr. Salemi had shown, that these towers

Albert Weber

1 behind the trees are very easily seen,
2 especially from the area around Soohy Place
3 Road.

4 I'm also very concerned that a
5 loophole in the regulations - and I won't be
6 able to quote all the regulations like the
7 person before me - I will, however, this
8 particular Tower #7 is sited on the Ward Sand &
9 Gravel which has been grandfathered and is not
10 considered in itself part in the sensitive
11 areas. So it was allowed to be built there,
12 however, it is put on the furthest corner of
13 the property closest to people and to the
14 community. It's also been put in the
15 confluence of three townships; Southampton,
16 Tabernacle, and Woodland kind of in the corner
17 of all of them and only until recently has
18 gotten a lot more public attention from some of
19 the political leaders. And I'm just really
20 concerned that this loophole be used and
21 continue to be used in order to keep that site
22 which truly backs up to a community which,
23 frankly, was not even on the aerial maps that
24 they originally used to try to sell it to
25 Woodland Township.

Albert Weber

1 Also, in terms of the adequate
2 need, which I think is a very good utilization
3 of words there, this little phone, which is of
4 the lower power rating compared to the one I
5 used before, works adequately right into my
6 garage and right into my home and often I will
7 just use this as a backup phone in my own
8 house.

9 So, I need to challenge the plan.
10 I guess I'm concerned if this was considered an
11 area that didn't have adequate coverage and
12 mine works, you know, what is going on here.
13 This need issue has to be totally addressed.
14 I think without using anything more scientific
15 than the little meters in here, there are areas
16 Route 206 & Route 70 and a stretch up on Route
17 70 closer to 206 that truly has, at least for
18 the Comcast system, inadequate coverage.

19 I also go back to one of the points
20 that talk about collocation or put it on
21 another existing tower. In the testimony
22 during the process with Woodland Township, it
23 was discussed that there is a water tower or
24 some sort of a structure in the Leisuretowne
25 area off of Route 70 and Southampton, and that

Albert Weber

1 was--the area turned it down at that time, they
2 didn't want them to have a tower used for
3 cellular phones, but clearly there is an
4 existing structure that must be in that area
5 that can be used, as was in the earlier
6 testimony.

7 I also am very glad that
8 collocation is being discussed, but going back
9 to some of the testimony from the PPA folks, I
10 think we have to be concerned about the PCS and
11 the growth of PCS portion of the industry which
12 needs even more towers. And I really question,
13 again, the comprehensive aspect of this. If we
14 know that within a short time these towers are
15 going to be the same sort of process again and
16 again, and I think that PCS development truly
17 has to be considered in all of this.

18 One other final point here is we
19 talked--we heard that the cellular industry is
20 charged with providing seamless sort of
21 coverage through their licensed area. I,
22 again, I use this phone quite a bit and I'm on
23 the I-95 corridor between New York and
24 Washington quite frequently and busy I-95 and
25 the New Jersey Turnpike. I could practically

Albert Weber

1 tell you the spots where the phone goes dead.
2 And this is the most heavily, one of the most
3 heavily trafficked highways in our country, and
4 cellular seamless coverage is not there. Why
5 does the industry feel that it has to provide
6 it within the beautiful and very ecologically
7 sensitive areas of the Pinelands. So, I think
8 there is a double standard to this sort of
9 situation.

10 So I just also am concerned with
11 this tower that is going to be in our backyards
12 if this a 5- to 10-year plan, what is going to
13 happen with the removal of this? I'm not quite
14 sure how removal is specifically addressing
15 whether a bond is going to be held or is there
16 going to be an adequate mechanism to be ensure
17 that when cellular phone systems are replaced
18 by satellite systems, that these towers are cut
19 down and transported away and not buried in
20 Ward Sand either. So, there is not going to
21 be a portion of the plan that addresses how
22 this will be guaranteed.

23 So, I do want to thank you again
24 for the opportunity to testify.

25 MR. MOORE: Eileen Carlos.

Eileen Carlos

1 MS. CARLOS: Hi. I'm Eileen
2 Carlos. 53 North Drive in Tabernacle. And I'm
3 concerned with Towers #6 and 7 that I believe
4 could probably be located along county or state
5 roads that go along Tabernacle that go through,
6 it's a 47 square mile area. How many towers do
7 we need to have in that area to provide the
8 adequate service that we talked about tonight?

9 I also have Bell Atlantic/NYNEX
10 Mobile. I don't have a problem with my phone
11 in my area. And as Mr. Weber was stating, he
12 has a problem in other areas that have many
13 towers and I also have that same problem.

14 The thing I came tonight with was
15 my first concern was when you read in the
16 papers about a can't miss business opportunity
17 for Burlington County. Act quickly to lease
18 space and the county could clear \$100,000 a
19 year or more. You're sitting under a real
20 gold mine. That's an issue of money.

21 Another BCT article says, The
22 Morris County-based wireless communications big
23 antennas towers in three Burlington County
24 communities, Burlington Township, Hainesport,
25 Willingboro more towers going up there. The

Eileen Carlos

1 company will likely pay the township \$18,000
2 per year for the use of the tank or putting
3 onto other structures other than the new
4 towers.

5 Again, an issue of money. It's an
6 industry that is growing. And I think a lot
7 of it has to do with money and the Pinelands
8 Commission is here for the concerns of the
9 people that live in their area. You have
10 building code restrictions. You have all types
11 of restrictions for commercial. And the towers
12 need a restriction. They need to be analyzed,
13 looked. They are talking about a growth trend
14 of 30 to 50 percent for the cellular use, but
15 is that the growth of the area in which we
16 live.

17 I don't understand what the purpose
18 of the towers will be when we have satellite
19 technology. Will it grow into that in 10
20 years from now? What will we do? Is there
21 going to be a saturation point that we will get
22 to in between now and waiting for new
23 technology coming in?

24 I have to apologize. I was making
25 notes.

Eileen Carlos

1 I'm concerned with the height of
2 the towers. 368 foot is quite high and I'd
3 like to know, you know, what will happen with
4 low flying planes? In the Pinelands area you
5 also have a lot of farming. You have a lot of
6 low-flying planes due to spreading their
7 chemicals for their berries and cranberries,
8 I'm concerned with that, what happens to the
9 plane areas? And if there is a minimum height
10 or a minimum space requirement for towers, then
11 there should be a minimum requirement for the
12 height of the towers also.

13 These towers are being placed in a
14 location of natural habitat. I worry when I
15 hear on a major news radio station that
16 electromagnetic radiation is being emitted from
17 these towers. And I believe there would be
18 probably be an ecological disturbance in the
19 area of which the tower is out. I wonder what
20 are the electromagnetic affects on the wildlife
21 in that area? .

22 When I listen tonight to people
23 explain their points, I notice that the first
24 plan was submitted and it missed eight
25 points. The second plan is acceptable. I

Eileen Carlos

1 think maybe the third plan may be even better.
2 I know that this plan Pinelands Commission
3 expects high standards from the area in which
4 we live, that's the reason why you are here.
5 And I ask that you make sure that we are
6 provided, as residents, to give us the best of
7 what is necessary.

8 They also talked about 911 service
9 and providing free service to some areas. As
10 far as I am under the impression, in our squad
11 in Tabernacle Township, did mention, at one
12 time, they could not use this as a primary
13 service due to the fact that if you are out in
14 the woods and you call in, they don't have any
15 idea where you are. So they really could only
16 use it as a backup type of system, they
17 couldn't use it as a primary.

18 I guess I just wanted to make those
19 comments and have everyone think about them.
20 That where I live is a wonderful place to be.
21 We moved out there for the reason of getting
22 away from it all. Getting out into the woods,
23 quiet, nice, reserved place and I'd hate to see
24 these towers come in, popping all over the
25 place. I would like to see them along routes

Jane Nogaki

1 like the highways. They put up the walls we
2 have to look at. They have the lights. There
3 is no reason why they can't put the towers
4 there.

5 Those are my comments I'd like to
6 make and I'd ask this Pinelands Commission to
7 please consider where we live and do the same
8 for us that you do for the building codes and
9 everything else.

10 Thank you.

11 MR. MOORE: Thank you.

12 Jane Nogaki.

13 MS. NOGAKI: Director Moore and
14 members of the Pinelands Commission, my name is
15 Jane Nogaki. I live at 223 Park Avenue in
16 Evesham Township.

17 Thank you for holding this public
18 hearing about the proposed Cellular Telephone
19 Towers Comprehensive Plan for the Pinelands.
20 The guidance given by the Pinelands Commission
21 to the cellular providers to ensure the "least
22 number" of facilities, and to use existing
23 structures wherever possible is a reasoned
24 approached which I support.

25 In examining the plan, however, I

Jane Nogaki

1 have noted a seeming inconsistency with the
2 guidance regarding proposed Tower #9, a new
3 structure to be located in southern Evesham
4 Township. It appears the proposal for this
5 new structure violates the guidance that
6 existing structures be used when feasible in
7 the height restricted region covering the
8 Agricultural Production Area, Rural Development
9 Area, and Select villages, which is the blue
10 shaded area on the map. Evesham is in that
11 rural development area. The cellular
12 providers are required to verify that no
13 existing suitable structure exists within the
14 immediate vicinity of the proposed facility.

15 As noted on the map that I have
16 enclosed, three existing water towers that are
17 existing suitable structures are located within
18 three miles of the proposed yellow triangle
19 site #9, which is a Group 1 facility.

20 These existing tower locations
21 are: The water tower at Cooper and Taunton
22 Road, in Berlin Township; a water tower in
23 Kings Grant Golf Links, in Evesham Township; a
24 water tower in King Grants on Connecting Way in
25 Evesham Township.

Jane Nogaki

1 In fact, the Berlin Township
2 Ordinance 1997-12 specifically identifies two
3 specific sites for the location of commercial
4 antennas or towers at Block 2401, Lot 1 in the
5 industrial zone and the Berlin Borough water
6 tower at Block 2103, Lot 8.02.

7 In light of these three existing
8 suitable structures, I urge the Pinelands
9 Commission to require that proposed facility #9
10 be reclassified from Group 1 to a Group 2
11 category cellular facilities which may be
12 located on existing structures, noted as green
13 triangles on the map, thus fulfilling the goal
14 of limiting the construction of new facilities
15 to the least number.

16 This request takes on an added
17 urgency in the light of negotiations between
18 Cellular Providers and the property owner in a
19 residential area on Chestnut Avenue in southern
20 Evesham Township. Neighbors within 500 feet
21 of the proposed facility are justifiably
22 concerned for their health and safety. I see
23 no reason for the siting of a tower facility in
24 a residential neighborhood when three water
25 towers within three miles of the Chestnut

Jane Nogaki

1 Avenue site provide reasonable alternative
2 existing sites.

3 By requiring proposed facility #9
4 to locate on nearby structures, 1 of 16
5 proposed new structures can be eliminated.
6 There may be more, as is evidenced by testimony
7 tonight from other residents of other towns.
8 My comments today are limited to review of
9 facility #9 and do not constitute an
10 endorsement of the remaining 15 proposed
11 structures.

12 I think that the testimony of
13 Pinelands Preservation Alliance addressed the
14 plan as a whole. I will strongly support their
15 comments and I urge you, on behalf of my
16 neighborhood and Marlton Lakes in southern
17 Evesham Township and neighbors on the Chestnut
18 Avenue, to consider the requirement that the
19 regulations that you have set out as guidances
20 be strictly adhered to. And in this case, I do
21 not consider that the plan as proposed on the
22 map adequately reflects the guidance that you
23 have laid out.

24 Thank you.

25 MR. MOORE: Thank you.

Faith Stetson

1 Faith Stetson.

2 MS. STETSON: Good evening. My
3 name is Faith Stetson. I'm a member of the
4 Evesham Township Environmental Commission.

5 I bring tonight a letter from our
6 Evesham Township Council in support of Ms.
7 Nogaki's comments.

8 Please accept this letter on behalf
9 of Mayor Augustus Tamburro and the Evesham
10 Township Council with regard to the cellular
11 tower that is proposed for Evesham Township.
12 This letter is sent to emphasize that the
13 township governing body agrees with the
14 position set forth in the July 9th, 1998,
15 letter of Jane Nagaki an Evesham resident and
16 member of the New Jersey Environmental
17 Federation.

18 In sum, it appears that there are
19 three existing suitable structures upon which
20 the cellular providers can locate antennas in
21 the immediate vicinity of Tower #9. As the
22 Comprehensive Plan for wireless communications
23 clearly is geared toward these existing
24 structures, and the proposed tower is
25 immediately adjacent to a residential area in

Linda Medvec

1 the township, we would agree with Miss Nogaki
2 that the proposed Tower #9 should be eliminated
3 or relocated and in favor of the use of an
4 existing structure.

5 Please make this letter a part of
6 the record at the public hearing and give due
7 consideration to the position of Evesham
8 Township and to Miss Nogaki in this regard.

9 Thank you.

10 MR. MOORE: Linda Medvec.

11 MS. MEDVEC: My name is Linda
12 Medvec and I reside in Little Mill Acres
13 development at Five Yorkshire Court, Evesham
14 Township in the southern district of Evesham
15 Township and I'm here also to discuss this
16 proposed cell Tower #9.

17 Our development and the surrounding
18 area is zoned the rural development #2, and
19 according to regulation #8 I guess, I have more
20 questions than answers actually right now. It
21 states, in rural development areas that
22 locating facilities in nonresidential zones or
23 to first aid or fire stations, my property--our
24 property, I reside with my husband and my three
25 children, and on a cul-de-sac borders upon a

Linda Medvec

1 parcel of land that had been previously farmed
2 that is also a rural district. And that is
3 the property that's on Chestnut Avenue. We
4 are approximately, I would say, 75 feet from
5 the proposed tower.

6 I don't--this is all new to me. I
7 will be quite honest, I don't totally
8 understand how a proposed tower could be built
9 that close where it westbound right at the base
10 of the property. Is there a fall zone? I
11 understand there's supposed to be guide
12 wires. I'm hearing all this. There's a
13 shelter that has to be built, a 10 x 20 shelter
14 to maintain it. Near that area, adjacent,
15 actually, to my property and to this proposed
16 cell, is a YMCA camp. I don't know if anybody
17 is--a day camp for children that basically, in
18 the summer, that's where the children come from
19 various communities--I don't know if anybody
20 even considered them.

21 It also came to my understanding
22 that the Kenilworth Fire Department is right up
23 the road from where this proposed cell tower
24 is, and apparently that was considered,
25 however, it was too expensive to lease. I

Linda Medvec

1 don't understand that, where there is
2 facilities, the water tower, the fire station,
3 why they would built or why they would want to
4 build. It's supposedly a coverage tower in
5 this area, in this parcel of land.

6 I guess that's really--I have
7 really a lot of questions. I just don't
8 understand how this could happen in a
9 residential area.

10 Thank you very much.

11 MR. MOORE: Let me issue you an
12 invitation, if I can. Perhaps your questions
13 be can be answered. It might be helpful if
14 you came to our office and looked at the file
15 of the application, if there has indeed been
16 one filed, I believe, Bill, is that correct?

17 MR. HARRISON: The application has
18 been initiated.

19 MR. MOORE: We would be happy to
20 have a member of our staff sit down with you
21 and go over siting criteria and the regulations
22 that we have. The questions regarding the
23 specifics of it.

24 MS. MEDVEC: So the application has
25 been, for nine, the application is in?

Glenn Orr

1 MR. HARRISON: Yes.

2 MS. MEDVEC: And it's for the
3 Chestnut area, right there, correct?

4 MR. HARRISON: It's in a
5 residential area.

6 MS. MEDVEC: It is in a residential
7 area, okay. I didn't know the application was
8 even in yet.

9 MR. MOORE: Nadine will give you a
10 phone number to call.

11 MS. MEDVEC: Okay. Thank you.

12 MR. MOORE: Glenn Orr.

13 MR. ORR: Good evening. My name
14 is Glenn Orr. I'm a network manager for the
15 Boeing Company. As I do understand the value
16 of communications, I make my livelihood at
17 it. I'm also a husband and a father and a
18 homeowner also in the shadow of proposed tower
19 #9. In my case, it's not 75 feet away but
20 it's about 200 feet away, or it's proposed to
21 be.

22 This issue first was brought to my
23 attention a couple weeks ago when they put
24 stakes in the ground that showed where the
25 location was going to be. In the last two

Glenn Orr

1 weeks I've tried to educate myself on cellular
2 tower siting and this proposal in particular.
3 I have also done some driving around the
4 neighborhood just to try and understand why
5 they chose that particular site, where it is
6 right in the--right up against the residential
7 community.

8 We moved there because I like a
9 rustic environment. It's a farm on one side, a
10 YMCA camp on the other, an open space on the
11 third side. So this certainly would be a
12 change in scenery should it be built.

13 In my drive through the community,
14 I did see, as was previously stated, the Berlin
15 fire tower, which is in within two miles of
16 this site. In addition, there is a Sprint PCS
17 monopole within two miles of this site. Also,
18 within two miles of this site is a whole string
19 of electric power towers that are just on the
20 edge of the Pinelands area, but I would
21 estimate that there are at least six of those
22 towers within the two mile area. If you
23 spanned the radius to five miles, then there
24 are dozens of towers--existing towers.

25 I had today gone down to the county

Glenn Orr

1 library to get the official--what I have been
2 working off of was what was published on the
3 web site, so I went to the county library
4 expecting that I'd be able to open up the pages
5 and find out, yes, we've looked at the Berlin
6 water tower, we have rejected it because of
7 this... And we've at the electric towers and we
8 rejected them because of this...

9 But I think as an earlier speaker
10 had stated, there isn't enough information in
11 there to evaluate anything. It speaks of the
12 proposed locations, but in looking at
13 information on existing structures, I believe
14 it lists that there is one existing structure
15 in Berlin and it gives the longitude and
16 latitude and it is not easy as a consumer or a
17 homeowner to figure out exactly what they are
18 talking about given a longitude and latitude.

19 MR. MOORE: Doesn't everyone know
20 there's longitude and latitude.

21 MR. ORR: Once you get the minutes
22 and seconds, I'm in trouble.

23 In any event, it was mentioned
24 earlier that the, as proposed, there isn't
25 enough information to understand why they are

Glenn Orr

1 making the choices that they are. Even if you
2 look at that map presented there, there is red
3 dots all around the Pinelands area but they
4 don't explain who owns those existing cell--who
5 are the existing cell providers in those
6 locations. They don't say what the coverage
7 areas of the existing cells are. In the
8 proposal, they just showed the intended
9 coverage area of the new towers.

10 So, again, it's difficult to
11 identify why these new towers are required.
12 In particular, we are at the edge of the pines,
13 we are not in the heart of the pines and it
14 would be my guess that Comcast is providing the
15 same coverage in our area as Bell Atlantic
16 proposes to provide. As so again, it makes me
17 wonder why Bell Atlantic alone needs to build a
18 tower there if Comcast is probably offering
19 coverage in that same area already, on some
20 other structure. I, again, because the
21 submitted plan is vague, it's difficult to
22 evaluate and it just leaves more questions
23 rather than giving answers.

24 The only other items I might add is
25 that the proposed location, I mentioned that

Bill McComb

1 it's open space on one side of the community,
2 that it's a old abandoned airport, there are
3 regular fly-bys by prop plane pilots who like
4 to do touch and goes, and the tower would be
5 right in the flight path of that. So I would
6 not only worry about the safety of those
7 pilots, but also any fragments of planes that
8 might come down near my kids.

9 I guess that's all I have. Thanks
10 for your time.

11 MR. MOORE: Thank you.

12 The next speaker is going to
13 forgive me because the person who signed their
14 name next, sign over the name that I'm about to
15 read which is a little difficult. Bill
16 McComb.

17 No, it's not McLaughlin. Good try
18 though, Mr. McLaughlin.

19 MR. McCOMB: M-c-C-o-m-b.

20 MR. MOORE: Would you spell your
21 name for me too.

22 MR. McCOMB: Yes, I did.

23 Good evening. I'm Bill McComb. I
24 live in the Whiting section of Manchester. I
25 testified here on August 13th of '97 for the

Bill McComb

1 old plan concerning, I believe it was, search
2 area 23 in Manchester Township. I asked that
3 that site be collocated. I still have some
4 concerns and I believe we have two new proposed
5 areas in that same corridor there.

6 Working off this map, I see a
7 cluster. Site 3N is a Comcast site at 245
8 feet. It's a red dot and it exists outside the
9 Pinelands. The blue dot in Whiting, in 1993,
10 a Mr. Fisher, of Bell Atlantic Mobile,
11 indicated at an environmental commission
12 meeting that their 100 foot tower, that the
13 pole would have a range of 7 and-a-half
14 miles. My question is, how could there be a
15 need for another facility in Whiting, which is
16 the green triangle, for Bell Atlantic Mobile
17 and a yellow triangle for Comcast in
18 Beckerville, which is only two miles away. Why
19 is there such a need in Manchester and haven't
20 we allowed coverage in our community? I don't
21 believe we need two more.

22 I would like to ask that you
23 encourage the co-existence on the towers that
24 are already, the one inside of the Pinelands
25 and the one that is on Lakewood Avenue, which

Mr. McLaughlin

1 is between Cherry Street and Manchester
2 Boulevard.

3 Thank you.

4 MR. MOORE: McLaughlin, it's your
5 turn.

6 MR. McLAUGHLIN: Thank you for this
7 opportunity to share our concerns.

8 The proposal to locate towers to
9 provide extensive phone coverage in the
10 Pinelands area raises concerns. The Pinelands
11 is a national reserve with wildlife habitat
12 preservation as an integral part of its
13 comprehensive management plan. And, as a
14 biosphere reserve with international
15 significance, review for authorization
16 anthropogenic disturbances must not lack equal
17 consideration for maintaining viable wildlife
18 habitat.

19 Although we appear to be forced
20 into accepting a political decision that
21 electromagnetic fields will not adversely
22 affect human welfare, the potential impacts to
23 wildlife caused by the introduction of
24 extensive electromagnetic fields should be
25 weighed carefully. Many species of wildlife

Mr. McLaughlin

1 have a physiological makeup that makes use of
2 the earth's natural background magnetic field
3 for navigation. Authorizing artificial
4 magnetic fields throughout a habitat
5 preservation area, such as the Pinelands
6 National Reserve, raises the question of
7 whether earth's ambient magnetic field will be
8 allowed to remain perceptible anywhere within
9 the great Atlantic migratory flyway. And what
10 does such a determination hold for the future
11 of the migratory species that utilize this
12 flyway?

13 Additionally, without
14 predetermining the affects that extended
15 coverage of these electromagnetic fields will
16 have on wildlife movements, the plan should be
17 implemented in stages that will enable such an
18 assessment prior to any commitment to extensive
19 coverage.

20 As we encroach upon vestiges of
21 undisturbed area with a fast growing
22 metropolitan area, it would seem likely that
23 new technology will quickly make this proposed
24 ground-based communication network obsolete.
25 Because it can reasonably be expected that

Mr. McLaughlin

1 satellite communication networks will replace
2 this ground-based network as a carrier of
3 choice, restoration of the original landscape
4 aesthetics should be insured upfront as a
5 permit condition, and the towers should not be
6 permitted to inherit other uses simply because
7 they persist beyond their originally intended
8 use.

9 While some components are to be
10 located on preexisting towers at negotiated
11 rental fees, new towers are to be located in
12 areas restricted to other land uses because of
13 their costs to Pineland resources and
14 aesthetics. If the Pinelands Commission
15 approves the construction of a new tower within
16 restricted land use areas of a particular
17 township, how does such an approval affect a
18 township's prospect of renting space from
19 preexisting towers that were located in an
20 environmentally sensitive manner? It appears
21 that such a plan which provides added wildlife
22 protection from electromagnetic fields, may
23 also provide for a greater use of preexisting
24 towers with more revenue potential for the
25 owners who had located them in an

Bob Stetson

1 environmentally sensitive manner.

2 Thank you.

3 MR. MOORE: Would you like to leave
4 your written statement with us?

5 MR. McLAUGHLIN: Sure.

6 MR. MOORE: Bob Stetson.

7 MR. STETSON: Good evening. My
8 name is Bob Stetson. I'd like to thank you for
9 this opportunity to speak this evening.

10 I am a resident of Evesham
11 Township. I live at 12 Pennington Road. I am
12 here to speak about Tower #9. Tower #9 is
13 located, as has been previously stated, in a
14 residential area. There is the availability
15 of three other towers in this area for use to
16 be utilized. They are being--two of them are
17 being utilized currently for cell sites, the
18 one in Berlin and the one in Kings Grant
19 section on Meeting Way. There is another water
20 tower, as Mrs. Nogaki had stated, in the Kings
21 Grant area that is in the location of the Kings
22 Grant Golf Course. That water tower is not
23 being located--is not being utilized as a cell
24 site tower.

25 There is the availability to use

Bob Stetson

1 this. I have been in contact with the
2 members--two members of our municipal utilities
3 authority, and they have told me that they
4 would be more than willing and happy to speak
5 to anyone concerning the use of those towers
6 for cell site locations.

7 The other thing I would like to
8 bring to the Pinelands attention, Mr. Moore and
9 I know Mr. Harrison is here this evening, is
10 the fact that in Evesham Township we do have a
11 Comprehensive Management Plan that has been
12 accepted by the Pinelands, it has legislation
13 in it concerning towers and their use in our
14 town.

15 I have nothing more to say and I
16 thank you very much for this opportunity.

17 MR. MOORE: Okay. If I may, for
18 those of you from Evesham, I think we would
19 welcome any of you coming to sit down with us
20 because there is a difference between the plan
21 and the application that has been filed before
22 the Commission. And I would encourage you, if
23 you'd like to come and discuss that difference
24 with us, we'd be happy to do that.

25 MR. MOORE: Okay. Jeff

Jeff Matheson

1 Matheson.

2 MR. MATHESON: Good evening. My
3 name is Jeff Matheson and I'm a representative
4 of Burlington County, and a resident of
5 Burlington County. I'm here to speak on the
6 topic of emergency services collocation on
7 proposed cellular towers.

8 Burlington County Central
9 Communications has the responsibility of
10 providing communications for emergency
11 services, police, fire and emergency medical in
12 11 municipalities within and adjacent to the
13 Pinelands that directly affects six police
14 departments, 23 fire companies, 14 EMS
15 stations.

16 We have done comprehensive studies
17 through our consulting firm and have determined
18 that much of the proposed sites are similar in
19 footprint to the needs of emergency services
20 and as a result, have approached cellular
21 providers with collocation options, our request
22 to them to reside on their towers. Bell
23 Atlantic has been very gracious as to allow us
24 access to their towers in many locations on
25 previous instances and has assured us that they

Michele Costello

1 will continue to allow us future sites.

2 Those are the only comments I
3 have. I thank you for the opportunity to
4 speak.

5 MR. MOORE: Thank you.

6 Michele Costello.

7 MS. COSTELLO: Mr. Moore and
8 Commissioners, I thank you for the opportunity
9 to speak this evening. My name is Michele
10 Costello and I'm here representing Atlantic
11 Electric, a connective company. "Connective"
12 being the merged company of the two power
13 companies, DelMarva Power and Atlantic
14 Electric.

15 As you may remember, last year I
16 testified before the hearing on August 13th
17 where I committed to the Commissioners and the
18 public of Atlantic Electric's requirement and
19 willingness to comply with the new Federal
20 Telecommunications Act of 1996 which required
21 us to open our right-of-ways to incumbent
22 telecommunications providers.

23 We have done that, and we are
24 working very hard with the industry and
25 particularly with the commissioners and feel

Michele Costello

1 that we were lucky to be included in any
2 discussions about the revised plan that is
3 before you this evening. We want to reiterate
4 this evening Atlantic Electric's committment to
5 work with the Commissioners to minimize impact
6 in Pinelands sensitive areas and particularly
7 indicate to you our willingness to collocate
8 with our electric facilities any telecom. needs
9 and requirements as safety dictates and
10 orients.

11 We believe, as a utility, that our
12 existing electric facilities work in
13 conjunction with the telecom. needs and is a
14 true definition of the word "collocation." The
15 electric facilities are there to serve the
16 public, they are required existing structures,
17 and as such, we feel that they might be the
18 answer to some of the new construction that is
19 proposed in this plan and some of the existing
20 structures that are proponents to be addressed
21 in this plan.

22 I'd like to share with the
23 Commissioners a visual indication of what we
24 have done with both the cellular and PCS
25 providers on our existing structures and have

Michele Costello

1 put together a list of some of our sites. I
2 also have taken these pictures and put them in
3 a booklet form for the Commissioners, the
4 staff, and any of the public who are interested
5 this evening. And with your permission, I
6 would hand them out at the end in the back.

7 MR. MOORE: As long as you hand one
8 out to us.

9 MS. COSTELLO: Oh, I have plenty.

10 As I said, we feel that we have
11 worked very hard with the telecom. industry and
12 the Commissioners to minimize impact on the
13 land and visually and we will continue to do
14 our best to comply with the Telecommunications
15 Act, the management plan, and each municipality
16 which is impacted with the telecom. needs.

17 And that is all I have to say this
18 evening. Thank you.

19 MR. MOORE: Mrs. Costello, are you
20 going to leave us the big pictures as well?

21 MS. COSTELLO: If you'd like.
22 They are pretty much the same, so you don't
23 need them, you can have them here.

24 MR. MOORE: That seems to imply
25 no.

Jaime Pitner

1 MS. COSTELLO: Oh yeah. Yeah,
2 that's fine.

3 Okay, thank you.

4 MR. MOORE: Thank you.

5 Jaime Pitner.

6 MR. PITNER: Good evening. My name
7 is Jaime Pitner. I was born and raised in
8 Burlington County and I have been a practicing
9 paramedic, all intensive care unit paramedic
10 for the past 20 years in the counties of
11 Burlington, Ocean, Camden, and Atlantic, Cape
12 May. So really, the whole region. And I just
13 wanted to underscore the importance of the need
14 and the right of the public to access 911 for
15 police, fire, and EMS. And that one of the
16 main avenues to access is cellular phones.
17 Speaking with the state telecommunication
18 office from the state police, over 30% of the
19 calls that come in with 911 centers are via
20 cellular.

21 People really need to be able to
22 have access wherever they are. Regardless of
23 the system that they choose, just like people
24 can chose their own long distance carrier or
25 local carriers in their home, there are a

Jaime Pitner

1 variety of companies, whatever phone you have
2 when you look down at it, turn it on and dial
3 911, you expect somebody to answer that call.
4 Being an EMS professional and being concerned
5 for this region that I live and work in, that's
6 of a great concern to me.

7 In addition to that, my wife and
8 four children and I love to hike and explore
9 the Pinelands region. I always have my phone
10 for safety purposes. So, it's really
11 something that is very important. It's an
12 expectation of the public and it is an
13 important concern when we weigh all the other
14 concerns in the Pinelands protected area.

15 I would like to commend the
16 Commission and the providers, I think that you
17 have done a lot of hard work, you made some
18 very difficult decisions, and I think you have
19 done a good job.

20 Thank you.

21 MR. MOORE: Thank you.

22 That is the last name I have on the
23 list, and I will certainly permit other people
24 who have not signed the list because they came
25 in late to testify if they'd like to. Is there

Fran Brooks

1 anyone else who would like to testify?

2 Brooks.

3 MS. BROOKS: I apologize for coming
4 in late and not signing in, but I did call this
5 afternoon so...

6 My name is Fran Brooks and I
7 resides at 78 Moors Meadow Road in
8 Tabernacle.

9 My comments this evening, and I
10 thank you for letting me speak, what I'd like
11 to recognize the importance of comments made by
12 Mr. Montgomery and several other speakers and
13 share many of their concerns. There are
14 several issues, general issues that I'd like to
15 raise that actually I believe my husband
16 Stewart and I raised at the last hearing in
17 August and I'd like to reiterate them.

18 Regarding #3 that concerns
19 proximate location, something that is very
20 unclear to us is what proximate location means
21 and there is really no explanation or analysis
22 of that in terms of being able to identify
23 these proposed or potential sites. And it
24 would be very helpful to the public to
25 understand the meaning of proximate location.

Fran Brooks

1 In Mr. Stokes' letter of June 12th,
2 he noted that the sites are all within a
3 five-mile radius area. Well, that's an
4 extremely large area if you are to figure it
5 out with square footage. There's just simply
6 insufficient detail for any of us of the public
7 to understand what that area really constitutes
8 and particularly in relation to the notion of
9 approximate location. So, it would be very
10 helpful for us to understand that better, and I
11 think there was a problem with that whole issue
12 in the earlier plan.

13 My second point regards visual
14 impact, and I believe that's #8 in the list on
15 the boards. We really have to question how
16 they propose--how the industry proposes to meet
17 this issue or address the issue of this visual
18 impact. Whether we are talking about 200 feet,
19 and I can't testify to the accuracy of any of
20 the numbers that were given out prior to my
21 testimony, but whether we are speaking about
22 200 feet or 318 feet, we are still talking
23 about a limit that in relation to the Pine
24 Barrens environment it is obviously going to
25 have a visual impact.

Fran Brooks

1 And again, and this was a problem
2 with the earlier plan as well, the cellular
3 industry representatives did not speak to this
4 issue of how they are going to minimize visual
5 impact, how they are going to mitigate it.
6 And I think the Mr. Weber and Mr. Salemi
7 referred to the Hillman gravel pit tower that,
8 that tower--we can see that--we come up from
9 Ranson Road and we can see that for quite a few
10 miles up the road as we come out of the Moors
11 Meadow Road. So, it would really be helpful
12 also to the public to have some specific
13 explanation from the industry rather than these
14 generalized statements about how they are going
15 to minimize or mitigate visual impact in the
16 Pine Barrens.

17 My third issue regards the
18 inadequacy of service issue. And I recognize
19 very strongly that there is a balancing act
20 here. And this of course relates to #5 and #8
21 in your list over there.

22 In all due respects to the issues
23 raised by various speakers about the need for,
24 and there is no question in our minds that to
25 have service for a health and safety reasons is

Fran Brooks

1 clearly an important reason. But, again, we
2 have no specific information, sufficient detail
3 about what inadequate service--the inadequacy
4 of service in the Pinelands areas really
5 constitutes. We--and the public have no idea
6 what the magnitude of the problem really is.

7 I hear words from industry
8 representatives but they, like the earlier
9 plan, they have given no detail on this and so
10 it would really be helpful to us to
11 understand--and the public to understand the
12 residents of the Pine Barrens, particularly in
13 the most restricted areas where people have
14 accepted the restrictions, to understand what
15 constitutes the magnitude of the problem. And
16 we didn't see any of that in the current plan
17 and we, again, are asking for that detail once
18 more.

19 My fourth issue regards the use of
20 electric transmission towers, and I was pleased
21 to see the representative from Atlantic
22 Electric here once more. We don't understand
23 why electrical transmission towers are not
24 being utilized. We don't understand how that
25 issue is being addressed or not addressed by

Fran Brooks

1 the cellular industry and why there appears to
2 be such a reluctance on the part of the
3 cellular industry to utilize the existing
4 transmission towers. And it would be very
5 helpful, again, to the public for the public to
6 understand what the problem is with these
7 existing structures.

8 It is curious to me that in the
9 plan, in particular on page three of the
10 proposed plan where the industry has outlined
11 the steps they took to evaluate existing
12 structures, that there seems to now be enormous
13 controversy regarding some of these existing
14 structures and their potential use as
15 collocation structures. That also includes
16 the fact, the use of transmission towers and
17 making that information available to us. We
18 just don't understand why these towers, and
19 there is nothing in the plan which explain is
20 to the public, why these towers are not, at
21 least some of the towers or certain towers, are
22 not available for collocation purposes.

23 Just to end this discussion, we
24 hope that the staff does not move hastily to
25 approve this plan. I think many of the

Fran Brooks

1 comments, for example, Mr. Stetson's comments,
2 the other individuals from Evesham Township
3 really indicate that there are inconsistencies
4 in that this prior research that was done that
5 appears in the body of the current proposed
6 plan really does evince contradictions or at
7 least inconsistencies and that further analysis
8 needs to be undertaken. That while this is
9 just a conceptual plan, there are still
10 problems with the conceptual plan. And as a
11 member of the public, I would hope that these
12 inconsistencies are reviewed, of course, and
13 will be resolved before any plan is approved.

14 The last thing I'd like to end with
15 is that we, of course, like many of the other
16 speakers have a cell phone. And I live in the
17 central part of the preservation area and I
18 have never had any problems getting with
19 dropped calls or any other criteria that are
20 used to define inadequate service or at least
21 what I see as defined as inadequate, the
22 criteria used, we've never experienced this.
23 So when we talk about inadequacy, I really am
24 confounded by the issue that they raise of the
25 service. And so it would really be very

Mayor Woolley

1 helpful for them to provide us with better
2 data.

3 Thank you.

4 MR. MOORE: Anyone else? Mayor
5 Woolley, I'm sorry, you weren't signed up or I
6 would have recognized you earlier.

7 I always get in a lot of trouble
8 when I save the mayor for last.

9 MAYOR WOOLLEY: As long as I am
10 last, you really will be smiling, right?

11 My name is Woolley, two O's, two
12 L's, E-Y. And I have not that many comments to
13 make.

14 I'm glad to see that I'm surrounded
15 by such loyal and, I'm certain, supportive
16 constituents. But I am caught on the horns of
17 a dilemma a little bit. I am frustrated by
18 what I do consider to be inconsistency or
19 inadequate service when I am driving. I
20 haven't gotten a phone call that I have made,
21 especially on the way down here, that it hasn't
22 dropped out a little bit, and I think that's an
23 issue that you're addressing with item five on
24 your list.

25 I also am concerned about the

Mayor Woolley

1 threat to public safety and to the
2 communications group without having good
3 coverage in the area.

4 And on the other hand, another
5 positive note is that I do like the concept of
6 a united plan as it's being submitted in
7 accordance with your Regulation #1. But, as a
8 municipal official, I also want to address the
9 issues of my constituency, of myself, and
10 probably some of the government
11 infrastructure. And then my request only is
12 that I would like to make sure that you and the
13 providers address the issues that you have
14 outlined in your regulations. The first one
15 dealing with the same service providers where
16 feasible, I would like to be sure that
17 accommodations for other providers are at least
18 consider. I'm not sure whether that means
19 added capacity, but how are we going to
20 accommodate a fourth or a fifth or a sixth
21 user? I'd hate to go through this again in two
22 years to address the same issues.

23 I also would like to be sure that
24 the future technologies are considered. I
25 don't know, but I'm sure your engineers do,

Mayor Woolley

1 what do you face in 5 to 10 years in a
2 non-tower technology? Is this something by
3 delays that could avert towers, putting them
4 up? I'm especially interested in your items
5 three and four, and that is the approximate
6 location and the 5 to 10 year broad horizon.
7 As a municipal official, I would like to be
8 sure that the providers do give meaningful time
9 for us on the municipal level to have a review,
10 not have only a few weeks to contemplate where
11 the actual location is going to be, or when the
12 towers are going be to built in two years or
13 next week.

14 I also would like to be sure that
15 the recognition of infrastructure requirements
16 take into account that it be done at either at
17 very limited cost or at no cost. I know that
18 the Burlington County officials have had
19 trouble getting access to existing towers
20 except that an outrageous price of six or seven
21 or eight thousand dollars a month. I'm hoping
22 that something like this can be addressed when
23 the final plan is either recommended for
24 approval or for further changes.

25 In your Item 7, looking for

Mayor Woolley

1 existing communications structures, I am
2 certain that in Tabernacle we are very anxious
3 to find one, although I don't know of anything
4 tall enough that would qualify.

5 In Item 8 you have a comment there
6 concerning visual impacts, and I don't know
7 what, if anything, can be addressed with regard
8 to the aesthetics to either hide or cover a
9 tower of that height. I'm not sure whether the
10 comparable facility on the Garden State Parkway
11 as a false pine tree could work. I'm not sure
12 it's going to work in the pygmy forest.

13 I think that's all I got to do.
14 You all can smile and go home now.

15 MR. MOORE: Thank you. That
16 concludes my list.

17 Mr. Brooks. I'm not sure we
18 should allow spouses to testify.

19 MRS. BROOKS: Simultaneously.

20 MR. MOORE: One per family.

21 MR. BROOKS: The precedent has
22 already been set.

23 My name is Stewart Brooks. I live
24 at 78 Moores Meadow Road, Tabernacle.

25 MR. MOORE: Could you move that up

Stewart Brooks

1 just a will little bit?

2 MR. BROOKS: Is that better?

3 MR. MOORE: Yes.

4 MR. BROOKS: Stewart Brooks, 78
5 Moores Meadow Road, Tabernacle, New Jersey.

6 Thank you for letting me speak at
7 this late moment and for sparing Mayor Woolley
8 the chance of being the last person to
9 testify. My comments are very brief.

10 I hadn't planned on testifying but
11 two things struck me throughout the course of
12 the hearing. The first is the overwhelming
13 amount of anecdotal evidence as to need. What
14 is so astounding about that is that there is no
15 empirical evidence as to what need is. And it
16 doesn't strike me that there is enough data for
17 this Commission to reach a reasoned conclusion
18 without knowing what that empirical data is.

19 The same applies to the
20 overwhelming amount of testimony regarding
21 unaccounted for structures. I think everyone
22 is in agreement that it's best to locate
23 cellular equipment on existing structures and
24 look at the mandate of the plan, yet there has
25 been a parade of witnesses who have come before

Stewart Brooks

1 you who have said the industry missed this one,
2 or that one, or the other one and they haven't
3 even addressed electric transmission towers.

4 I know that a lot of work has been
5 done on both sides of the table and the plan
6 has come a long way since it was initially
7 presented, but from where I sit, I don't think
8 that you have enough information that you can
9 actually make a decision. I think there is
10 still a little bit further to go. I think you
11 really need to find out what is the need, but I
12 think you need to find out where are those
13 structures that can provide locations to
14 address that need or to satisfy that need. And
15 I think it's most appropriate that that
16 information come from the industry rather than
17 from the citizens because it's the industry
18 that should have the global knowledge to
19 present to you the whole picture. I don't
20 think that it's proper or appropriate to rely
21 on citizens to come in and patch holes in the
22 testimony because you will never know if all
23 the holes have been patched.

24 So, even though we now know that
25 there seems to be plenty of opportunity in

Closing Remarks by Mr. Moore

1 Evesham, that doesn't necessarily mean that
2 throughout the rest of the Pinelands area there
3 aren't other structures that haven't been
4 identified. So what I'm saying really is, the
5 credibility of their testimony regarding the
6 identification of structures is, in my opinion,
7 very limited.

8 Thank you.

9 MR. MOORE: Mr. Gross, I know that
10 you had requested that the companies have an
11 opportunity to conclude the hearing. I do want
12 to remind you that the record remains open
13 until the 17th and we don't wish to have an
14 debate, by the way, but I'd like to give you an
15 opportunity to sum up, if you'd like.

16 MR. GROSS: Well, given the fact
17 the much of the testimony relates to items that
18 are already covered in the plan, we see no
19 reason to repeat that. We are reserving the
20 right to, of course, submit written comments,
21 but we really do not want to--there is no need
22 to rebut any of the testimony, in our opinion,
23 this evening.

24 MR. MOORE: Thank you.

25 Now, with that, I'm going to

Closing Remarks by Mr. Moore

1 adjourn the hearing. But let me again
2 indicate to all of you that this record remains
3 open until July 17th and we will continue to
4 receive your comments until that date. That
5 the Commission will probably consider this
6 matter either at its August or September
7 meeting.

8 In the front of the room there is a
9 clipboard that you can sign with your name and
10 address if you'd like to receive a copy of the
11 Executive Director's report to the Commission
12 on the Cellular Facilities Plan. You are
13 welcome to do that as you leave with your name
14 and address.

15 Now will also be posted, when it is
16 completed, on the Commission's web site so you
17 will be able to review the report on the web
18 side if you'd like to. If you'd like the
19 address of the web site, I will give that to
20 you also before you leave this evening. You
21 can do an instant search that says Pinelands
22 Commission on any of the search engines and you
23 will find us there after some other materials,
24 some other questionable, I might add, comes
25 up.

Closing Remarks by Mr. Moore

1 Let me thank you all very much for
2 coming out this evening. Your comments have
3 been very relevant to the subject tonight. I
4 really do want to congratulate the members of
5 the public. This has also been a hearing with
6 great decorum, and I appreciate that very, very
7 much. So thank you again.

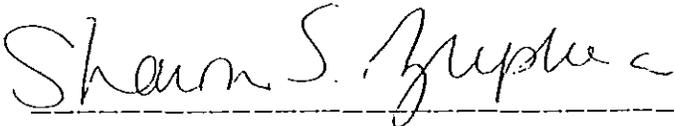
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I, SHARON S. ZUPKO, a Certified Shorthand Reporter and Notary Public of the State of New Jersey, do hereby certify the foregoing to be a true and accurate transcript of my original stenographic notes taken at the time and place hereinbefore set forth.



SHARON S. ZUPKO, C.S.R.

Dated: July 13, 1998.

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APPENDIX F (Executive Director's Report 8/21/98)

WRITTEN COMMENTS RECEIVED DURING THE PUBLIC REVIEW PROCESS ON
THE REVISED PROPOSED CELLULAR FACILITY PLAN SUBMITTED MARCH 17,
1998 WITH JUNE 1, 1998 REVISIONS

<u>Date Received:</u>	<u>From:</u>
June 17, 1998	JAZZBOW@aol.com
June 16, 1998	William R. Farr, Mt Holly, NJ
June 22, 1998	Fav1126005@aol.com
July 6, 1998	Lt. Jonathan D. Wainwright, Evesham Township Police Department
July 7, 1998	Captain Stephen Addezio, Captain of Police Medford Twp.
July 7, 1998	Stephen A. Emery, Acting Chief of Police Pemberton Township Police Dept.
July 9, 1998	Jack & Michele Salemi, Tabernacle NJ 08088 (with attachments)
July 9, 1998	Richard W. Hunt, Evesham Township Solicitor (with attachment; letter from Jane Nogaki, referenced below)
July 9, 1998	Jane Nogaki Marlton NJ 08053
July 9, 1998	William McLaughlin, Tabernacle NJ
July 9, 1998	Document entitled <i>The Effects of the telecommunications Act of 1997 on the Infrastructure of Atlantic Electric a connective company</i> (Nicholas K. Salavatore Atlantic Electric Real Estate Department)
July 15, 1998	Bert Harper, Chief of Police, Westhampton Twp. Police Department
July 15, 1998	James F. Hansen, Chief of Police, Mount Holly Twp. Police Department
July 16, 1998	Stephen M. Aspero GALLO GEFNER FENSER, P.C. Hackensack, NJ (with attachments)
July 17, 1998	Michael J. Gross, Esq. (Giordano, Halleran & Ciesla)
July 17, 1998	Michael E. Benson, Esq. (Woodbine Borough Municipal Atty.) (With attachments)
July 17, 1998	Thomas Glynn Hammonton, NJ
July 17, 1998	Jack J. Salemi Tabernacle, NJ (with attachments--copy of <i>The Effects of the telecommunications Act of 1997 on the Infrastructure of Atlantic Electric a connective company</i> see above)
July 17, 1998	Glenn Orr Marlton NJ with attachment
July 17, 1998	Paul J. Tuliano Burlington County Association of Chiefs of Police

July 17, 1998 John P. Butler, CPA Data Processing Coordinator
Office of the Clerk of the Board of Burlington County Freeholders

July 20, 1998 Mike Gordon, Group Manager, Conservation Assistance
US Dept of Interior (NPS) Chesapeake/Allegheny System Support

July 22, 1998 Bob Harbinson Evesham, NJ

July 22, 1998 Jennifer Borys, Secretary, Marlton Lakes Civic Association (with
map) 2 letters: 1 re: cell plan; 1 re: App. No. 98-0272.01

July 24, 1998 Frederick F. Galdo Burlington County Administrator/Board Clerk

July 27, 1998 William P. Cloyes Brighton Beach, NJ

July 27, 1998 Michael E. Benson, Esq. , Solicitor, Borough of Woodbine
(with attachment)

July 28, 1998 Anthony & Susan Melsi Marlton, NJ

July 29, 1998 Lynda A. Medvec Evesham NJ (with same attachment to both)
2 letters: 1 re: cell plan; 1 re: App. No. 98-0272.01

July 29, 1998 Patricia J. Carr Evesham, NJ
2 letters: 1 re: cell plan; 1 re: App. No. 98-0272.01

July 30, 1998 Robert E. & Rita Riebel Mitchell Evesham Township NJ

July 30, 1998 Wynne Falkowski, Chairperson Coalition Against Toxics
Atco, NJ 08004

July 30, 1998 Richard C. & Paulette Powell Sewell, NJ

July 31, 1998 Carleton K. Montgomery, Executive Director,
Pinelands Preservation Alliance

July 31, 1998 Michael J. Gross, Esq. (Giordano, Halleran & Ciesla)

July 31, 1998 Jack J. Salemi Tabernacle, NJ (with attachments)

August 3, 1998 Mr. & Mrs. John G. Takacs Evesham Twp. NJ

August 4, 1998 Christen Erichsen New Gretna, NJ

August 6, 1998 Todd A. Ganghamer, Director of Planning & Zoning
Manchester Township

To: JAZZZBOW@aol.com
From: Public Programs <info@njpines.state.nj.us>
Subject: Re: towers
Cc:
Bcc:
<-Attachments:

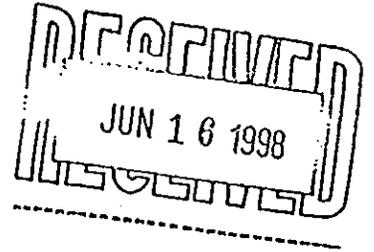
At 08:15 AM 6/13/98 EDT, you wrote:

>Please do not allow towers to spoil the only unspoiled scenery left in
>this

>state, I grew up in the pines and it would be a crime to spoil their beauty
>

45 Brained Street
Mt. Holly, NJ 08060

15 June 1998



PINELANDS COMMISSION
New Lisbon, N.J. 08064

Please take note of my opposition to permitting the installation of any more transmission towers within the Pinelands, and in fact, to the existence of those currently installed.

I assume that the Commission is continually under strong pressure from economic interests to allow this and other kinds of development but I, for one, rely on the commissioners to hold fast and resist those pressures. The purposes of having the Pinelands protected outweigh the importance of providing cellular phone service.

My wife, Laura, joins me in taking this position.

Yours,

William R. Farr
William R. Farr

Fav1126005@aol.com, 08:46 AM 6/22/98, Re: tower locations

To: Fav1126005@aol.com
From: Public Programs <info@njpines.state.nj.us>
Subject: Re: tower locations
Cc:
Bcc:
Attachments:

at 09:34 PM 6/17/98 EDT, you wrote:

>Be advise Bayside State Prison, Leesburg N.J. has a 140 feet water tower
>that
>is vacant of antennas that may be utilize for cell phone. Also fire towers
>may
>be utilize and other various water tank towers thru out the state
>

Fav1126005@aol.com, 08:09 PM 6/22/98 , Re: tower locations

From: Fav1126005@aol.com
Date: Mon, 22 Jun 1998 20:09:23 EDT
To: info@njpines.state.nj.us
Subject: Re: tower locations

Contact fred vineyard, bayside state prison engineer for water tower
information at 609 785 0040 309



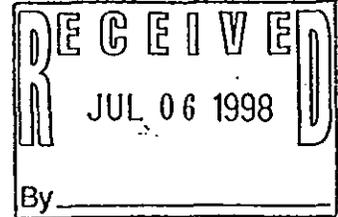
EVESHAM TOWNSHIP POLICE DEPARTMENT

JOSEPH M. CORNELY
Chief of Police

984 TUCKERTON ROAD
MARLTON, NJ 08053
609-983-1116
FAX 609-988-0954

July 2, 1998

State of New Jersey
The Pinelands Commission
15 Springfield Road
P.O. Box 7
New Lisbon, New Jersey 08064



RE: Comprehensive Plan for Wireless Communications Facilities in the Pinelands

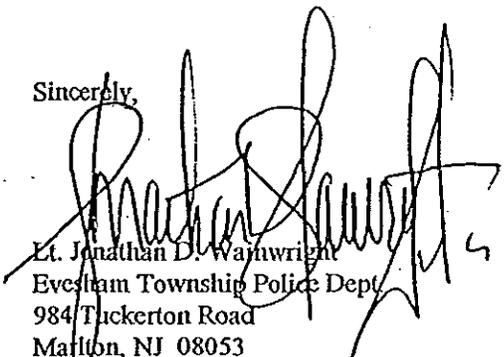
Dear Chairman Sullivan and Members of the Commission,

Evesham Township Police, in conjunction with the municipalities throughout Burlington County, are currently deploying equipment to allow emergency and public safety agencies to utilize wireless data services, (CDPD) provided by Bell Atlantic Mobile.

This service will promote and enhance public safety throughout Burlington County, including the Pinelands Management Area. We support the "Comprehensive Plan for Wireless Communications Facilities in the Pinelands" submitted by the cellular carriers, which when implemented, will improve coverage throughout Burlington County and Pinelands Management Area.

Because this coverage is so very vital and the technology so badly needed, we request that your commission give all due consideration toward approval of this plan. We believe that by doing so, it will be in the best interest of officer safety.

Sincerely,



Lt. Jonathan D. Wainwright
Evesham Township Police Dept.
984 Tuckerton Road
Marlton, NJ 08053
609-985 4348

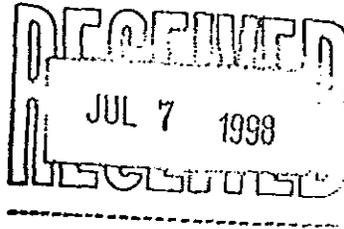
cc: Mr. Jeff Mathesen - B.C. Communications
Mr. John Butler - B. C. Data Processing
Mr. Ed Witts - Bell Atlantic Mobile



DEPARTMENT OF PUBLIC SAFETY

91 Union Street, Medford, N.J. 08055-2432

EMS Division
609-654-5731
Fire Division
609-953-3291
Police Division
Emergency 9-1-1
Non Emergency 609-654-7511
Admin. Fax 609-654-5996
Patrol Fax 609-953-5835



July 2, 1998

State of New Jersey
The Pinelands Commission
15 Springfield Road
PO Box 7
New Lisbon, NJ 08064

RE: Comprehensive Plan for Wireless Communications Facilities in the Pinelands

Dear Chairman Sullivan and Members of the Commission:

Burlington County, in conjunction with the municipalities throughout the County, are currently deploying equipment to allow various emergency and public safety entities to utilize a wireless data service (CDPD) provided by Bell Atlantic Mobile.

This service will provide public safety throughout Burlington County, including the Pinelands Management Area. We support the "Comprehensive Plan for Wireless Communications Facilities in the Pinelands" submitted by the cellular carriers, which when implemented, will improve coverage throughout Burlington County and the Pinelands Management Area, thereby allowing these agencies to take full advantage of this technology.

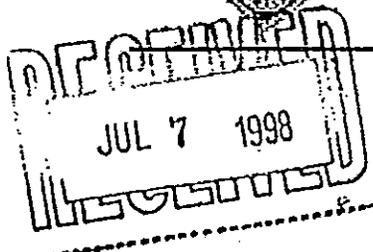
Respectfully yours,

Stephen Addezio
Captain of Police

PEMBERTON TOWNSHIP POLICE DEPARTMENT

CHIEF PAUL J. TULIANO JR.

500 Pemberton-Browns Mills Road
Pemberton, N.J. 08068-1539
Phone 609-894-7955/Fax 609-894-0302



July 7, 1998

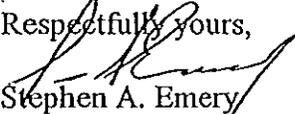
State of New Jersey
The Pinelands Commission
15 Springfield Road
P.O. Box 7
New Lisbon, New Jersey 08064

RE: Comprehensive Plan for Wireless Communications Facilities in the Pinelands

Dear Chairman Sullivan and Members of the Commission,

Burlington County, in conjunction with the municipalities throughout the County, are currently deploying equipment to allow various emergency and public safety entities to utilize a wireless data service (CDPD) provided by Bell Atlantic Mobile.

This service will promote public safety throughout Burlington County, including the Pinelands Management Area. We support the "Comprehensive Plan for Wireless Communications facilities in the Pinelands" submitted by the cellular carriers, which when implemented, will improve coverage throughout Burlington County and the Pinelands Management Area, thereby allowing these agencies to take full advantage of this technology.

Respectfully yours,

Stephen A. Emery
Acting Chief of Police

August 16, 1995

Jack & Michele Salemi
5 Bridlewood Ct.
Tabernacle, NJ 08088

Mr. Terrence D. Moore
Executive Director
Pinelands Commission
PO Box 7
New Lisbon, NJ 08064

Dear Mr. Moore:

On behalf of the many angry residents residing in a two mile radius of the proposed 180+ ft. Bell Atlantic Mobile transmitting tower, two modular equipment buildings, and access road, at block 101 lot 5 in the Ward Sand & Gravel property, we submit this petition of opposition.

As stated, this is only a two mile radius response of residents in opposition. These towers transmit electro-magnetic energy 7 miles . We will be starting another petition covering a 7 mile area. Many of the addresses on the petition, that indicate Sooy Place Road, Vincentown, are mailing addresses with residents actually residing in Woodland Twp. Chatsworth.

We hope the Pineland Commission Will make the correct decision for preserving our Beautiful Pine Barren Natural Resource Forrest Region, and not harming any of its Inhabitants, Physically or Emotionally.

Sincerely,



Jack & Michele Salemi

cc: Congressman Jim Saxon
Senator Leonard T. Connors
Ms. Theresa Lettman

July 26, 1995

To: All concerned neighbors

Re: Bell Atlantic Mobile Systems Tower Proposal

As Many of our neighbors might already be aware of, Bell Atlantic Mobile System plans to erect a 199 ft. cellular phone tower on Ward Sand C., located on Sooy Place Rd. in Woodland Township.

This tower will place many of our homes on Sooy Place and Bridlewood Ct. in its RED ZONE. This zone is where the towers highest energy is emitted. (Smile RADIUS)

Recently the Pinelands Commission reversed thier position on hight limits from 35 ft. to 200 ft. to accomodate Bell Atlantic. The reason given for this accomodation was to increase communication between ambulances and hospitals in emergencies, and better general mobile phone communication. We spoke to Senator Connors about this and he called it rediculous. He is currently working on this project with us.

The only people that will benefit from this tower are Bell Atlantic Mobile and the owners of Ward Sand Co. Ward plans to lease this site for 25 years at a substantial amount of money. During this 25 year lease, we will be the people exposed to the electro magnetic radio waves continually, and looking at this site in the middle of our Pine Barrens.

As many people might remember, last year a group of Medford Lakes people banned together to keep a cellular tower like this one out of thier town. They stated the reasons being the unknown health risks of living in an electro magnetic field, the eye sore it would cause and the devaluation of thier properties. The people of Medford Lakes won.

We truly believe the people who live here do not want to look at this tower, or live with its emissions in its high energy zone of untested technology for Bell or Wards gains.

We also believe if we ban together as the people in Medford lakes did, we can stop this insanity.

If you are interested in helping us with this cause, please attend the next town meeting on August 8, 1995 at 7:30 PM at the Municipal Building in Chatsworth, or call Jack at 859-9649.

Thank you,



Jack Salemi

PETITION

W

e the undersigned residents and property owners in Woodland and Tabernacle Townships oppose all of the variances and/or ordinance exemptions being requested by Bell Atlantic Mobile Systems, Inc. to construct a 180+ foot free standing cellular antenna tower, the two associated free standing modular equipment buildings and roadways, on the property owned by the Ward Sand and Materials, Inc (Block 101, Lot 5).

The undersigned oppose the above described variances for their unknown long term potential health risks and hazards, potential impact on property values, concern for the environment and the long term implications of granting variances that are unrelated to the principle business of the Ward Sand and Materials Company.

The undersigned are committed to the preservation of our community's and family's safety and the environment of our townships.

NAME	ADDRESS	TELEPHONE NUMBER
Michelle Klimi	58 Bridlewood Ct. Tabernacle	859-9649
Jack Galeri	5 BRIDLEWOOD CT TABERNADE	859-9649
Carrie Foley	4 Bridlewood Ct. Tabernacle	859-8141
Jim Makint	4 Bridlewood Ct. Tabernacle	859-8141
Leonard Knight	6 Bridlewood Ct. Tabernacle	859-9302
General Martin	6 Bridlewood Ct. Tabernacle	859-1971
John Bony	11 Bridlewood Tabernacle	859-9448
Steph & Bony	11 Bridlewood Tabernacle	859-9448
Mike Egg	214 Sooy Place Rd. Tabernacle	859-8831
Phil C. Egg	214 Sooy Place Rd. Tabernacle	859-8831
Dennis Carlson	RD #1 Sooy Place Rd. Vincentown	859-1401
Paul A. Fraefact	RD1 Sooy Place Rd. Vincentown	859-0119
Patricia A. Herbert	RD1 Sooy Place Rd. Vincentown	859-0119
Carl Kuster	R.D.1 Sooy Place Rd. Vincentown	859-3971
Jack Jancusi	354 Sooy Place Rd. Vincentown	859-1210
John J. Jancusi	Rd #1 Sooy Place Rd. Woodland	859-3608
Ray E. Jancusi	Sooy Place Rd, Woodland	859-3569
John M. Forte	Sooy Rd. Woodland Twp	859-3886
Maria Forte	Sooy Rd. Woodland Twp	859-3886
Monica D. Goff	194 Sooy Place Tabernacle	859-0319
Bob Goff	194 Sooy Place Tabernacle	859-0319
Michael J. Ford	179 Sooy Pl. RD. Tabernacle	859-0058

PETITION

W

e the undersigned residents and property owners in Woodland and Tabernacle Townships oppose all of the variances and/or ordinance exemptions being requested by Bell Atlantic Mobile Systems, Inc. to construct a 180+ foot free standing cellular antenna tower, the two associated free standing modular equipment buildings and roadways, on the property owned by the Ward Sand and Materials, Inc (Block 101, Lot 5).

The undersigned oppose the above described variances for their unknown long term potential health risks and hazards, potential impact on property values, concern for the environment and the long term implications of granting variances that are unrelated to the principle business of the Ward Sand and Materials Company.

The undersigned are committed to the preservation of our community's and family's safety and the environment of our townships.

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE NUMBER</u>
Harrison Alexander	177 Sorey Place Rd.	859-8636
Andrew Grantham	176 Sorey Place Rd.	859-0209
Michelle [unclear]	174 Sorey Road	859-9547
Brad [unclear]	170 Sorey Rd.	859-8180
W. Hamilton	71 Avenue Rd.	859-2425
Colin J. Hamilton	71 AVENUE RD.	859-2425
Matty Hamble	71 AVENUE RD	" "
W. [unclear]	65 Ave Rd.	859-9772
[unclear]	65 Avenue Rd.	859-9772
J. Caputo	63 Avenue Road	859-8399
M. [unclear]	63 Avenue Road	859-8399
Rochelle [unclear]	53 AVENUE ROAD	859-2906
Carol [unclear]	53 Avenue Road	859-2906
Thomas [unclear]	47 Avenue Road	859-3728
Laura [unclear]	47 Avenue Rd.	859-3728
William Moffett	214 POWELL PLACE RD.	859-1514
William [unclear]	190 Sorey Place	859-4075
Charles [unclear]	186 Sorey Place	859-9221
James [unclear]	186 Sorey Place	859-9221

PETITION

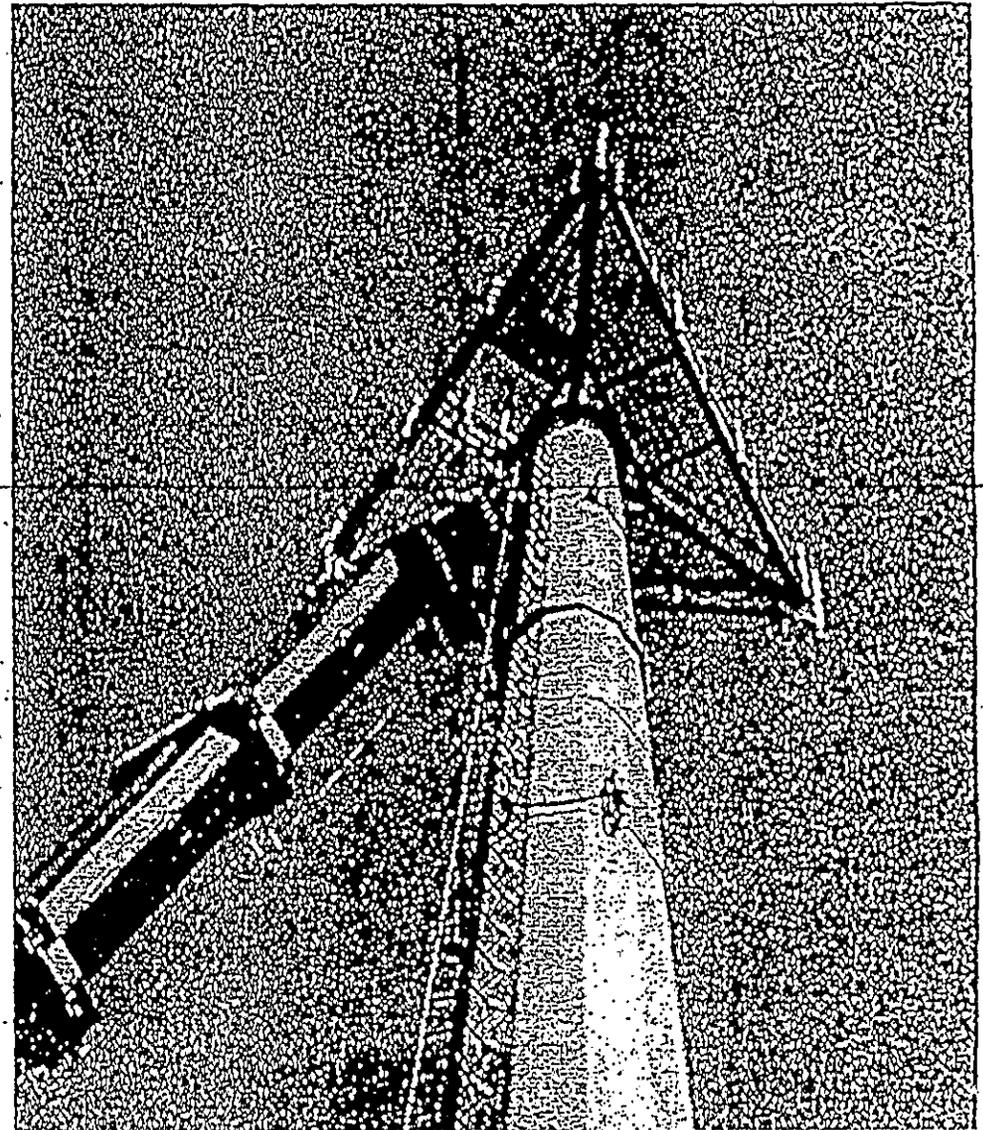
<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE NUMBER</u>
Suzanne Williams	179 Sooy Place Rd	859-0058
Lizette A. DeTata	8 Bridlewood Ct, Tabernacle	859-1584
Merald C. DeTata	8 Bridlewood Ct, Tabernacle	859-1584
John Fleming	8 Bridlewood Ct, Tabernacle	859-1584
Alburt Weber	7 Bridlewood Ct, Tabernacle	859-3362
Sam W. Kelle	7 Bridlewood Ct, Tabernacle	859-3362
Mae J. Bannister	R31 Sooy Place Rd Vincentown	859-2723
Barbara E. Clark	208 Sooy Place Rd Tabernacle	859-8447
Leticia S. Lee	208 Sooy Place Rd Tabernacle	859-8447
Robert E. King	208 Sooy Place Rd Tabernacle	859-8447
Sharon Bowen	15 Peggy Ln, Tabernacle NJ	859-3286
John King	19 Peggy Lane Tabernacle	859-0140
Sharon Bowen	15 Peggy Lane Tabernacle	859-3386
Daniel Thull	16 Peggy Lane Tabernacle NJ	859-0140
Jacqueline Kauter	9 Peggy Lane Tabernacle	859-0140
Johanna Curie	1 South Duff Dr. Vincentown NJ	859-9490
Ch. Britz	2 Bridlewood Ct, Tabernacle	859-3969
Dorothy Breitner	2 Bridlewood Ct, Tabernacle	859-3969
Christine	RD #1 Box 352 Sooy Rd. Vincentown NJ	859-2457
Pat Arent	RD #1 Box 352 Vincentown	859-2457
Andy Glicks	Sooy Place Vincentown	859-1703
Ken Nirkas	Sooy Place Vincentown	859-1703
Bob Coats	Sooy Rd, Vincentown	859-9017
Wanda J. Miller	Sooy Rd, Vincentown	859-9017
Diane S. Miller	Sooy Rd, Vincentown	859-9017
Margaret Knight	6 Bridlewood Ct, Tabernacle NJ	859-9302
Wanda S. Miller	20 Sooy Rd, Vincentown NJ	859-2785
Richard J. Wakant	20 Sooy Rd, Vincentown NJ	859-2785
John C. Yeet	205 Sooy Rd, Tabernacle NJ	859-0084
Ernie Yeet	205 Sooy Pl. Rd, Tabernacle	859-0084
Donna L. Yeet	209 Sooy Pl. Rd, Tabernacle	859-0516
Jeff Isaac	209 Sooy Pl. Rd, Tabernacle	859-0516
Jeanne Bowen	209 Sooy Pl. Rd, Tabernacle	859-0560

TOWERING PROPERTY CONCERNS

The construction of cellular towers continues to meet resistance from residents, but the antennas' effect on property values remains inconclusive.

By RAYMOND FAZZI
BUSINESS WRITER

They can tower above a neighborhood by 150 feet or more. Their proliferation across the nation's landscape is a telltale sign of a



Towering

From page G1

the second concern: the possibility that towers depress the value of surrounding properties.

"The property value issue is just as fuzzy as the health issue, some officials say.

"For every study that someone does to show there isn't any effect, there's the perception out there that there is," said Beverly Scarano, an appraiser who sits on the Monmouth County Board of Taxation.

"But it's so difficult to prove unless you have data."

The data about which Scarano is talking are comparative studies that prove that, with everything else being equal, a home near a cellular tower will have a lesser value than a comparable home that is nowhere near a tower.

In tax appeals that come before the board, Scarano said, such studies are often done to show power lines, landfills, highways or other structures are reducing property values.

But, those cases are easier to prove because those structures have been around a lot longer than cellular towers, she said.

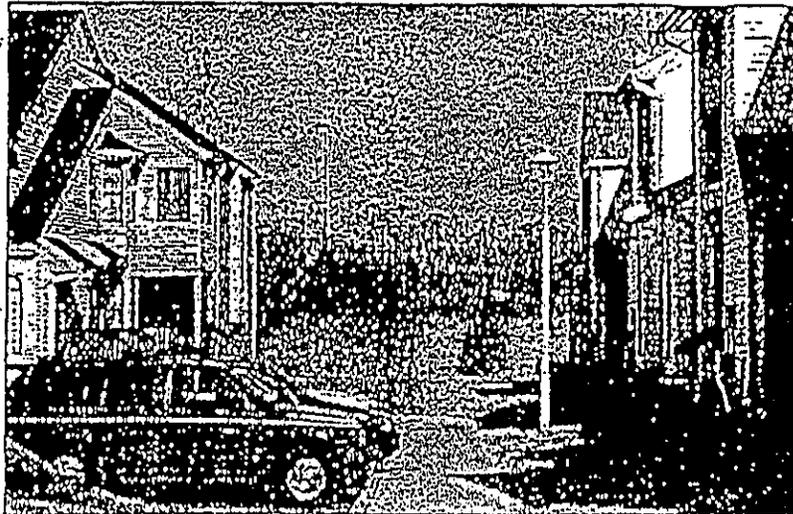
Yet as cellular companies continue to place antennas, the case history on the issue continues to grow.

And the interpretations of the towers' impact on property values remain divided.

Robert McNeely Vance & Co. in Somerville, an appraisal firm that is a consultant to cellular companies, has studied more than 50 cellular antenna locations, appraiser Mark Tinder said.

"We have yet to find any marketable impact," he stated.

Not all the case studies involved towers of 100 feet or more. Some studies looked at antennas discreetly



NICK COSTELLO/Staff photographer

● The new 150-foot Comcast Cellular Communications tower can be seen from The Harbor Club on Lighthouse Lane in Sayreville.

placed on water towers, for example.

Nonetheless, he said, comparative studies by the firm have not turned up depressed values for homes near antennas.

"Although there might be the perception by some people that their homes would be stigmatized, the market itself has shown that not to be the case," he said.

"The fact of the marketplace is that people who are so predisposed are evidently such a small amount of the home-buying public that the marketplace itself is not reflecting this great concern or stigma."

But some appraisers argue that one merely has to use his common sense to realize that, in some cases, towers can affect property values.

"The question you have to ask yourself is: If I had two houses to buy, would I want to buy a lot where I know there is a cellular tower, or do I want a lot without a cell tower?" said

Joe Haydu, an appraiser with Benchmark Appraisal Inc. in Lakewood.

"The answer is obvious."

Less clear, he said, is how much

less a home near a cell site may be worth.

"The \$64,000 question is how much or less?" he said. "Is it 10 percent, 20 percent, 30 percent?"

Michael Inzelbuch, an attorney in Lakewood, has worked both sides of the issue.

He's represented 29 objectors to cellular tower construction. He also has acted as a representative or consultant in 16 cases for companies looking to build towers.

By Inzelbuch's estimate, there are more than 100 pending applications before local zoning boards in New Jersey for new cellular tower construction. He expects hundreds more because newly licensed wireless communications companies are starting to emerge in the marketplace.

"There are going to be hundreds more of these things," he said.

Inzelbuch said his research on the issue has failed to turn up conclusive evidence that cell towers are hazardous or detrimental to property values.

He's commissioned four studies on behalf of tower objectors looking at

property values in Monmouth, Bergen and Somerset counties. None of the studies, he said, could find a tower-induced deflation of values.

One of the studies was started in 1988. It centered on properties surrounding a 396-foot antenna tower in Warren Township, in Somerset County.

In an initial study, and three subsequent updates, including one in 1996, no diverse effects were seen on real estate values, said appraiser Robert M. Vance, principal of Robert McNeely Vance & Co.

The study, he said, compared three different properties: those in proximity of the tower, those in the same neighborhood but a farther distance from the tower, and comparative properties no where near any towers.

Homes looked at in all three areas sold for about \$150 per square foot, he said.

The development near the tower was Wedgewood Estates, an upscale complex where homes cost \$300,000 or more, he said. The study looked at homes as close as 400 to 500 feet from the tower, he said.

For Haydu of Benchmark Appraisal, the issue is close to home.

His parents own property in a rural area of Blairstown Township in Warren County that has been earmarked for construction of a 180-foot cellular tower.

The issue has been controversial. Residents and municipal officials have been fighting the proposal for years, Bernice Haydu said.

The undeveloped land, about 4.5 acres, has been for sale for several years, she said. The controversy over the cellular tower began in 1994. She blames the prospect of the tower for her inability to sell the land.

"People don't want that eyesore," she said. "If you have small children, you're also very concerned about safety."

cellular antenna near his Freehold Township home, Donald Amarese, didn't hesitate. He fought it.

"We're near a state park, so it's a pretty nice area here," he said. "Most of the objections were to the sight of the tower. It's an eyesore."

Residents fought and won a battle to keep a cellular tower out of their neighborhood last year.

It's a scenario that has been played out with mixed results throughout the rest of the state and country.

In the communities of Plumsted Township, Little Silver, West Long Branch, Old Bridge Township and Middletown Township, proposals for new cellular towers have created controversies over the past few years.

Fueling the confrontations are fast-growing cellular companies, including AT&T Wireless, Bell Atlantic Nynex Mobile and Comcast Cellular Communications — and the need to expand their facilities for a growing base of customers who use cellular phones, pagers and other wireless communications devices.

With court precedent favoring cellular companies, under the assumption that the antennas are for the public good, many of the cases have led to tower construction over the objection of residents.

Cellular companies, meanwhile, acknowledge they've been trying to be more discreet about constructing towers. Several companies in the nation, including one in Holmdel Township, specialize in disguising towers as trees.

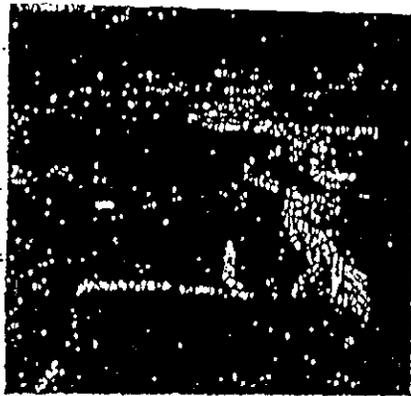
Yet the legal battles continue. And at the center of the controversies, in most cases, is a question that has yet to be answered definitively: *Do cellular towers lower property values?*

In proceeding after proceeding, two main fears continually spring up among residents fighting the construction of a cellular tower.

One of the concerns is about safety. Scientific studies are inconclusive, but some fear the electromagnetic radiation produced by cellular towers pose a health risk to surrounding residents.

This concern, and the perception that towers are simply ugly to look at, leads to

Please see *Towering*, page G7



Dick Costello/Staff photographer

● Jim Clarke of Ultimate Building Concepts of French Camp, Calif., works on a 150-foot Comcast Cellular Communications tower off Route 35 in Sayreville, at right. The tower, erected last Tuesday, is near Lockwood's Marina, above.



From page G1

percent. Most of those will be built on existing structures.

Bell Atlantic Nynex has 220 cellular facilities in New Jersey. Sixty-five percent are on existing structures, like buildings, water tanks and towers

The average cellular tower is anywhere from 40 and 50 feet high, to 200 feet high.

Q Cellular companies have been criticized for not sharing tower space to limit the need for more towers. Is this situation changing?

A I think where we've not wanted

tions where our needs were different. We have tried to compromise those needs where possible and practical.

Q Has resistance by municipal officials and residents made cellular tower construction difficult?

A I think there was a period of time, over the last five years, when there was a heightened sense of

think the carriers have made an effort to bring in expert witnesses to address those concerns.

Even though you normally read newspaper stories about contentious hearing processes, 90 percent of the time these sites are approved without any public opposition. That's either because they are on existing structures or are situated such that they don't raise public concerns.

Antennas may be 'trees' or even fake bell towers

Richard Enright is director of engineering for Bell Atlantic Nynex Mobile's northern New Jersey operations. The region includes Monmouth, Middlesex, Somerset and Union counties. Bell Atlantic Nynex Mobile is one of six wireless communications companies doing

Q&A

Raymond Fazzl

business in the state. It is a joint subsidiary of Bell Atlantic Corp. and Nynex Corp., which also are hoping to merge into the nation's second-largest telecommunications company this year.

Q How has Bell Atlantic Nynex Mobile responded to concerns that cell towers are detrimental to property values?

A The carriers are sensitive to that issue. They have worked closely in the last several years to co-locate, where possible and to maximize the use of existing structures.

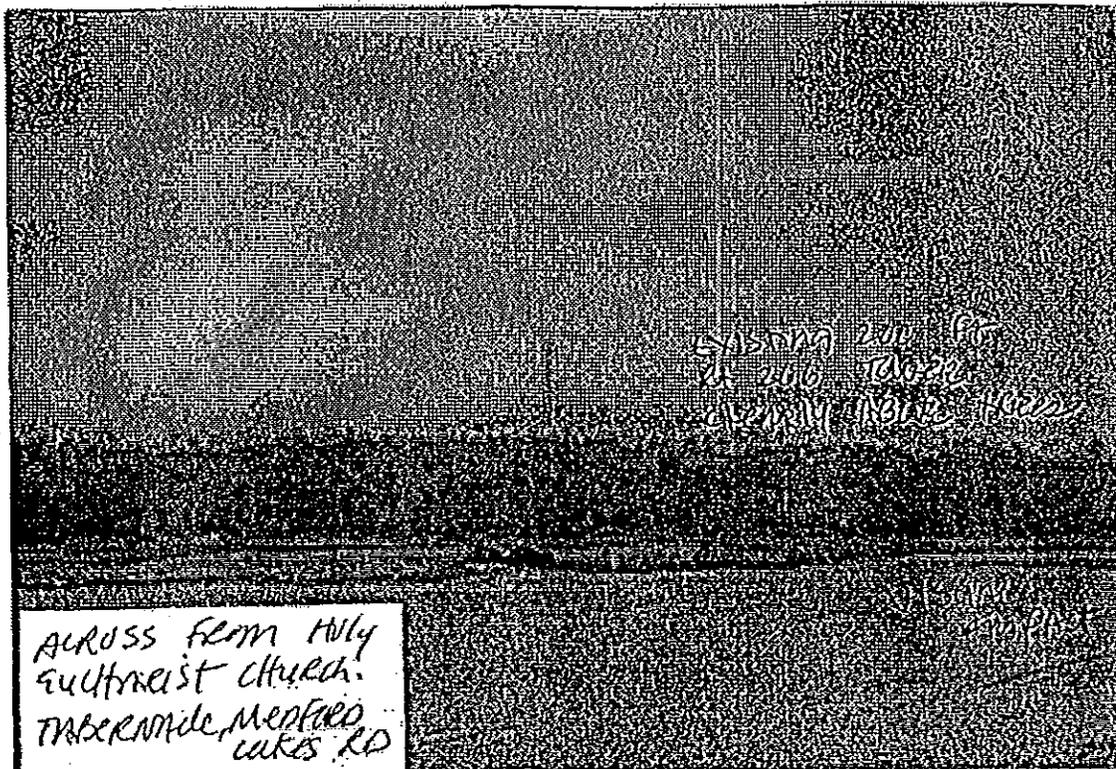
We've tried to use creative solutions to address that issue, like architecturally screening antennas on roofs. We are about to build our first tree (an antenna disguised as a tree) in Ringwood. AT&T Wireless will build its first tree antenna in Franklin Lakes. We and three other carriers plan to locate an antenna inside a fake bell tower on a convent property in Mendham.

Our siting process is one where we look for existing structures first. Where no existing structures exist, we are looking at industrial and commercial zones. Only as a last resort do we build in a residential zone.

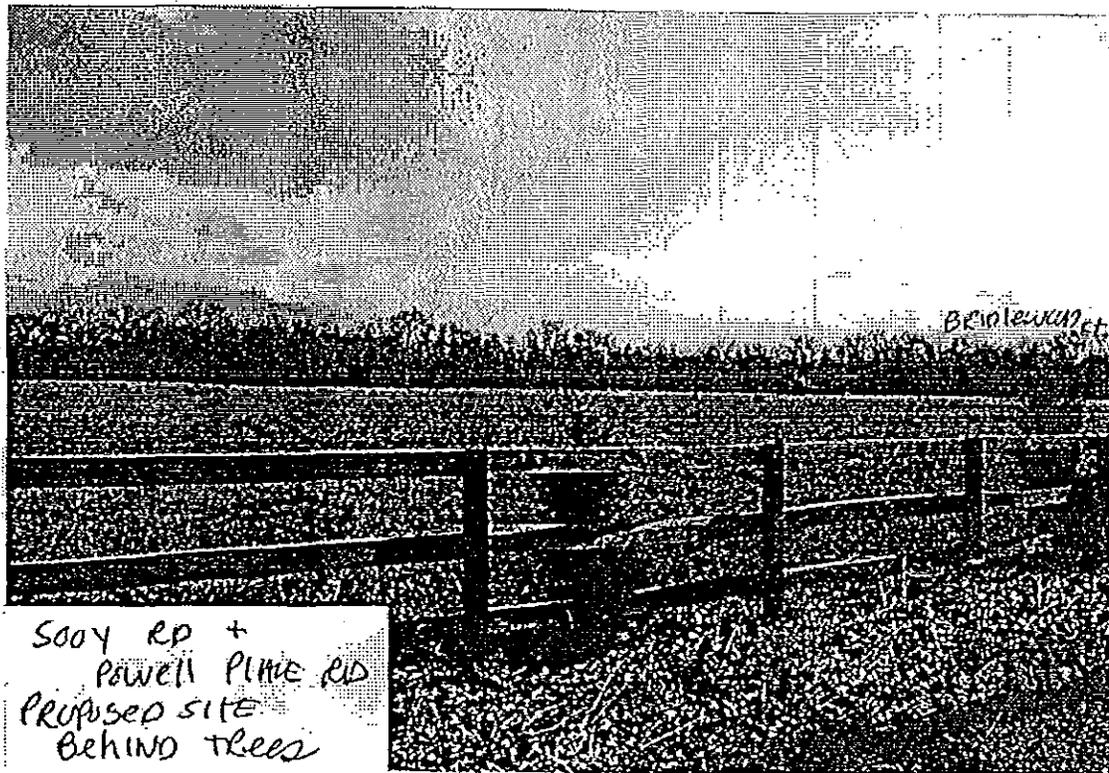
Q How many cellular towers do Bell Atlantic Nynex Mobile and other wireless companies have in New Jersey?

A There are 400-plus existing cell sites, but not all of them are towers. There will be a need over the next five years to increase that by 30 to

Please see Q&A, page G7



ACROSS FROM HOLY
GUTHEIST CHURCH.
TRACERIDGE, MEDFORD
LAKES RD



SOOY RD +
POWELL PLATE RD
PROPOSED SITE
BEHIND TREES

ESTIMATED TOWER CONSTRUCTION SITE

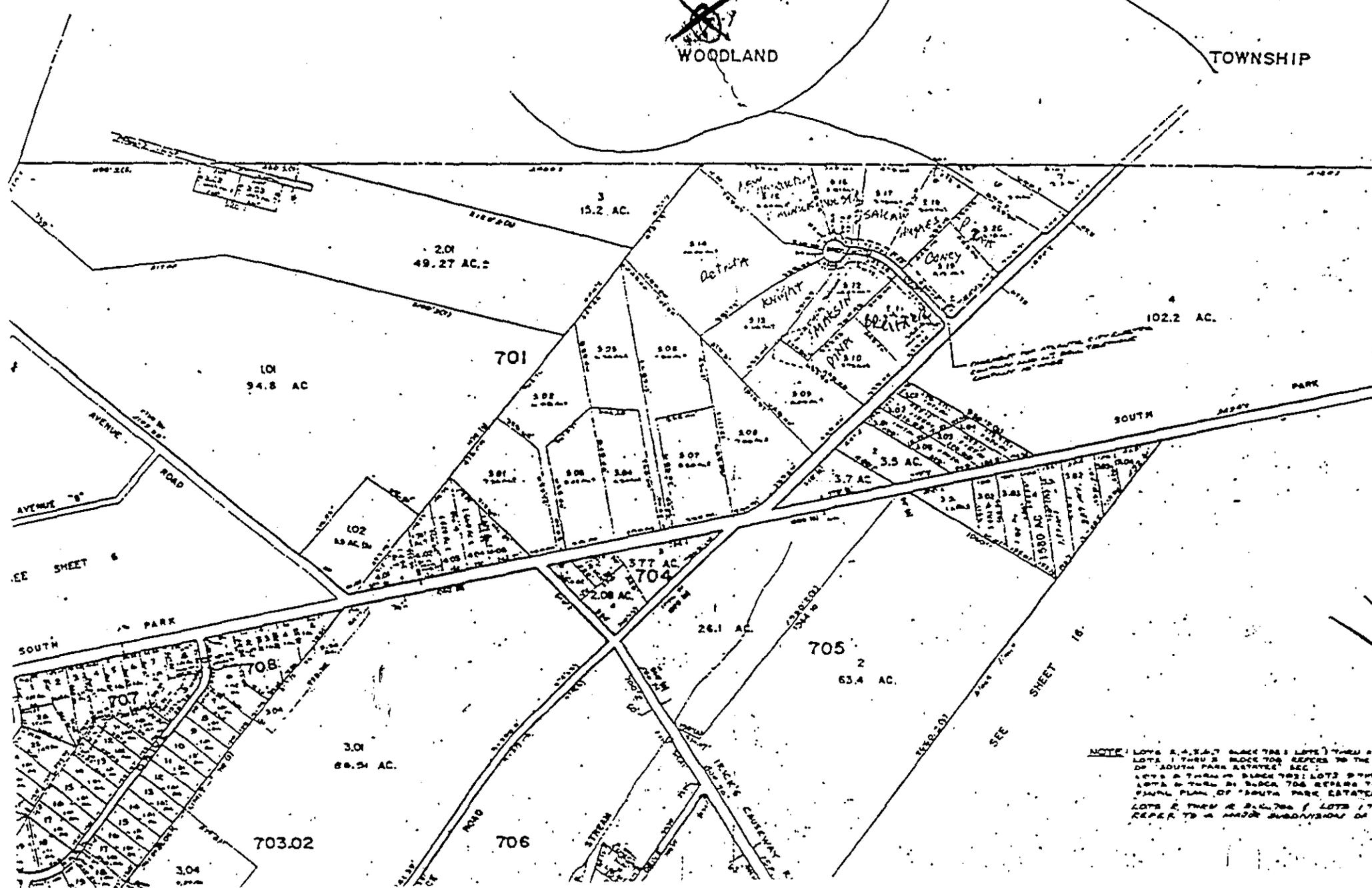
BLOCK 101
LOT 5 WARD SAND G.

BURLINGTON

COUNTY

~~WOODLAND~~

TOWNSHIP



NOTE: LOTS 2, 3, 4, 5, 6, 7 BLOCK 703; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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609) 210-0999
TELECOPIER 609) 210-0708

MEMBERS OF THE FIRM ARE LICENSED
TO PRACTICE IN N.J., CO., NY, CT, PA, NC
ACADEMIC CRIMINAL LEGAL ATTORNEY
OCENTERS WORKERS COMPENSATION ATTORNEY

July 9, 1998

Marlton
File No. 09325-1

Hand-Delivered

The Pinelands Commission
P. O. Box 7
New Lisbon, NJ 08064

Attention: Chairman Daniel Kelleher
Director William Harrison
Members of the Pinelands Commission

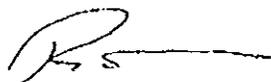
RE: Evesham Township/Cellular Telephone Towers

Dear Chairman Kelleher, Director Harrison, and Commission Members:

Please accept this letter on behalf of Mayor Augustus F. Tamburro and Township Council, with regard to the above referenced matter. This firm is the Township Solicitor for Evesham. This letter is sent to emphasize that the Township governing body agrees with the position set forth in the July 9, 1998 letter of Jane Nogaki, an Evesham Township resident and member of the Evesham Township Environmental Commission. In sum, it appears that there are three existing suitable structures upon which the cellular providers can locate antennas, in the immediate vicinity of proposed Tower No. 9. As the Comprehensive Plan for Wireless Communications clearly is geared toward these existing structures, and the proposed tower is immediately adjacent to a residential area in the Township, we would agree with Ms. Nogaki that proposed Tower No. 9 should be eliminated or relocated in favor of the use of an existing structure.

Please make this letter a part of the record for the public hearing, and give due consideration to the position of Evesham Township, and Ms. Nogaki, in this regard.

Very truly yours,



RICHARD W. HUNT

RWH/rbr/lcr
Enclosure

cc: Mayor and Members of Council, Evesham Township
Florence N. Ricci, Evesham Township Manager
Charlene Grabowski, Planning Board Secretary
Ms. Jane Nogaki

223 Park Avenue
Marlton, NJ 08053
July 9, 1998

re: Cellular Telephone Towers in the Pinelands

Chairman Kelleher and Members of the Pinelands Commission.

Thank you for holding this public hearing about the proposed Cellular Telephone Towers Comprehensive Plan for the Pinelands. The guidance given by the Pinelands Commission to the cellular providers to ensure the "least number" of facilities, and to use existing structures wherever possible is a reasoned approach which I support.

In examining the plan, I have noted a seeming inconsistency with the guidance regarding proposed tower #9, a new structure to be located in southern Evesham Township. It appears the proposal for this new structure violates the guidance that existing structure be used when feasible in the "height restricted region covering the Agricultural Production Area, Rural Development Area, and Select villages (blue shaded area). The Cellular Providers(CP's)s are required to verify that no existing suitable structure exists within the immediate vicinity of the proposed facility.

As noted on the enclosed map, three existing water towers that are existing suitable structure are located within three miles of the proposed yellow triangle site #9 (Group 1 facility).

These existing locations are:

1. Water Tower, Cooper and Taunton Road, Berlin Township
2. Water Tower, Kings Grant Golf Links, Evesham Twp.
3. Water Tower, Kings Grant, Connecting Way, Evesham Twp

In fact, Berlin Township Ordinance 1997-12 specifically identifies two specific sites for the location of commercial antennas or towers, at Block 2401, Lot 1, in the I zone and the Berlin Borough Water Tower at Block 2103, Lot 8.02.

In light of three existing suitable structures, I urge the Pinelands Commission to require that proposed facility 9 be reclassified from Group 1 to Group 2, cellular facilities which may be located on existing structures.(green triangles), thus fulfilling the goal of limiting the construction of new facilities to the least number.

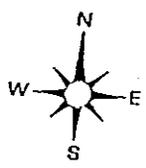
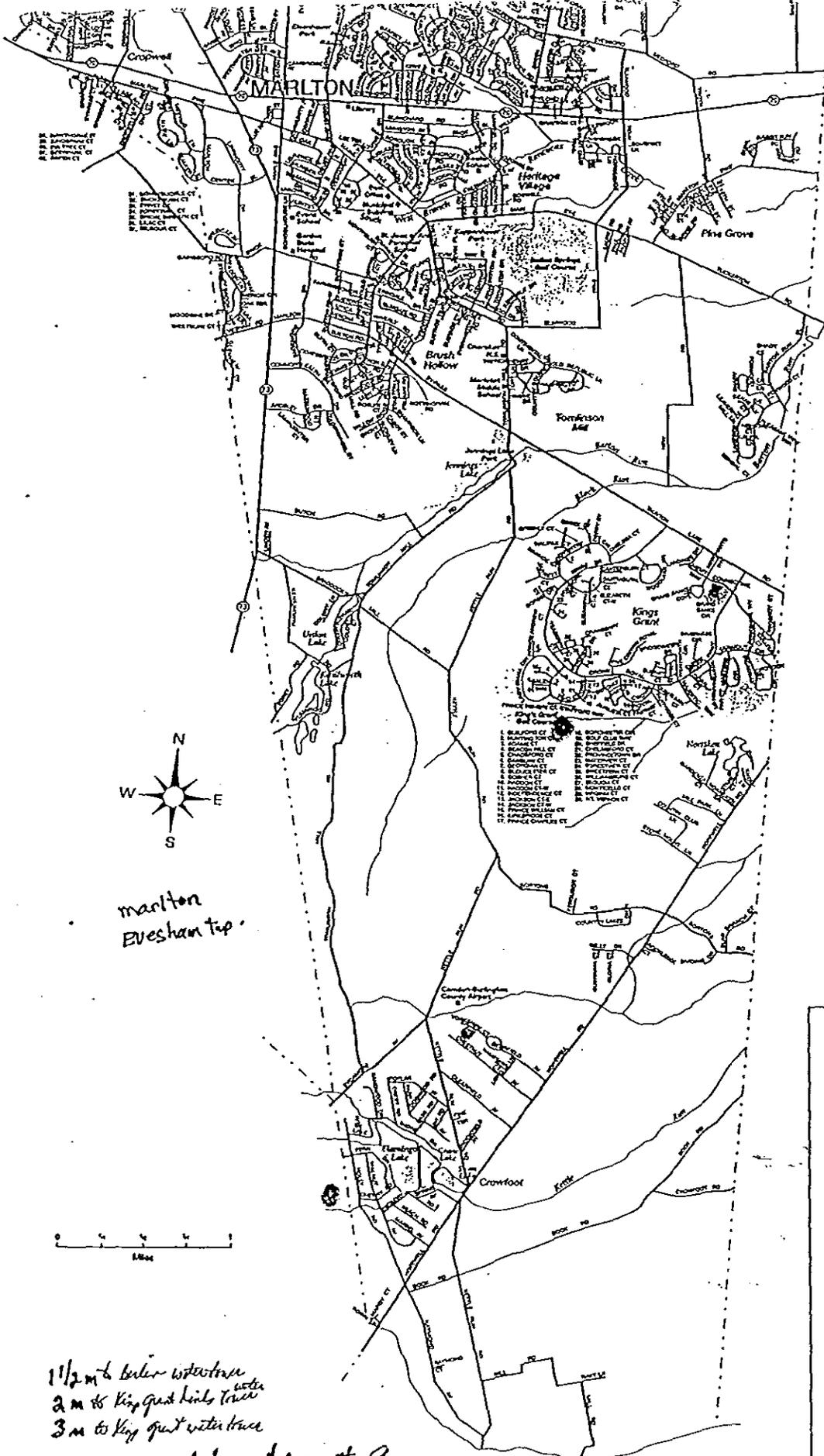
This request takes on added urgency in the light of negotiations between Cellular Providers and a property owner in a residential area on Chestnut Avenue in southern Evesham Township. Neighbors within 500 feet of the proposed facility are justifiably concerned for their health and safety. I see no reason for the siting of a tower facility in a residential neighborhood when three water towers within three miles of the Chestnut Avenue site provide reasonable alternative existing sites.

By requiring proposed facility #9 to locate on nearby structures, 1 of 16 proposed new structures can be eliminated. My comments today are limited to review of facility #9, and do not constitute an endorsement of the remaining 15 proposed structures.

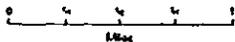
Jane Nogaki
223 Park Avenue
Marlton, NJ 08053
609-767-1110

cc:Mayor Gus Tamburro, Evesham Township
Florence Ricci, Evesham Township Manager

12
11
10
9
8
7
6
5
4
3
2
1



marlton
Evesham Twp.



1 1/2 m to water treatment
2 m to King quit lands tract
3 m to King quit water tank

proposed Location # 9
existing water tower structures

William Mc Laughlin
5 Oak Drive
Tabernacle, NJ 08088

Pinelands Commission
New Lisbon, NJ

Re: testimony at 7/9/98 public hearing for proposal to install cellular phone towers
submitted by William Mc Laughlin

Dear Sir:

The proposal to locate towers to provide extensive phone coverage of the Pinelands area raises concerns. The Pinelands is a National Reserve with wildlife habitat preservation as an integral part of its comprehensive management plan. And, as a biosphere reserve with international significance, review for authorization of anthropogenic disturbances must not lack equal consideration for maintaining viable wildlife habitat. Although we appear to be forced into accepting a political decision that electromagnetic fields will not adversely affect human welfare, the potential impacts to wildlife caused by the introduction of extensive electromagnetic fields should be weighed carefully. Many species of wildlife have a physiological makeup that makes use of the Earth's natural background magnetic field for navigation. Authorizing artificial magnetic fields throughout a habitat preservation area such as the Pinelands National Reserve raises the question of whether Earth's ambient magnetic field will be allowed to remain perceptible anywhere within the Great Atlantic Migratory Flyway. And, what does such a determination hold for the future of the migratory species that utilize this flyway.

Additionally, without predetermining the effects that extended coverage of these electromagnetic fields will have on wildlife movements, the plan should be implemented in stages that will enable such an assessment prior to any commitment to extensive coverage.

As we encroach upon vestiges of undisturbed area within a fast-growing metropolitan area, it would seem likely that new technology will quickly make this proposed ground-based communication network obsolete. Because it can reasonably be expected that satellite communication networks will replace this ground-based network as the carrier of choice, restoration of the original landscape aesthetics should be ensured up-front as a permit condition, and the towers should not be permitted to inherit other uses simply because they persist beyond their originally intended use.

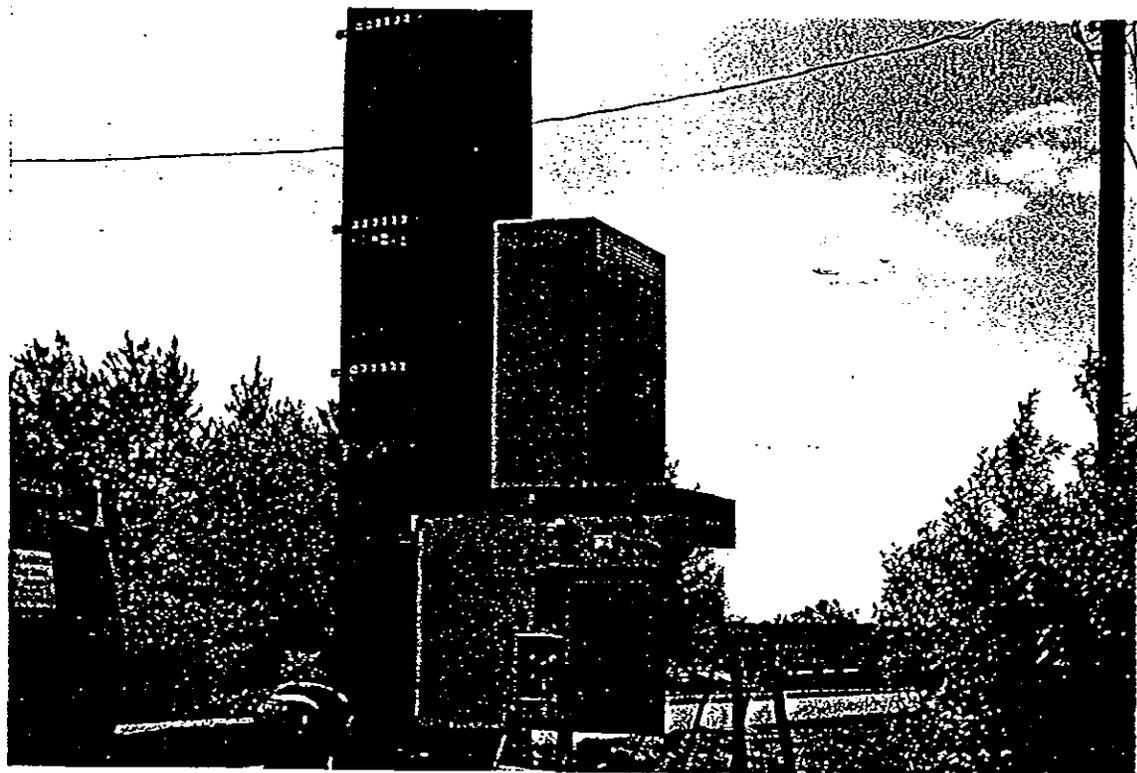
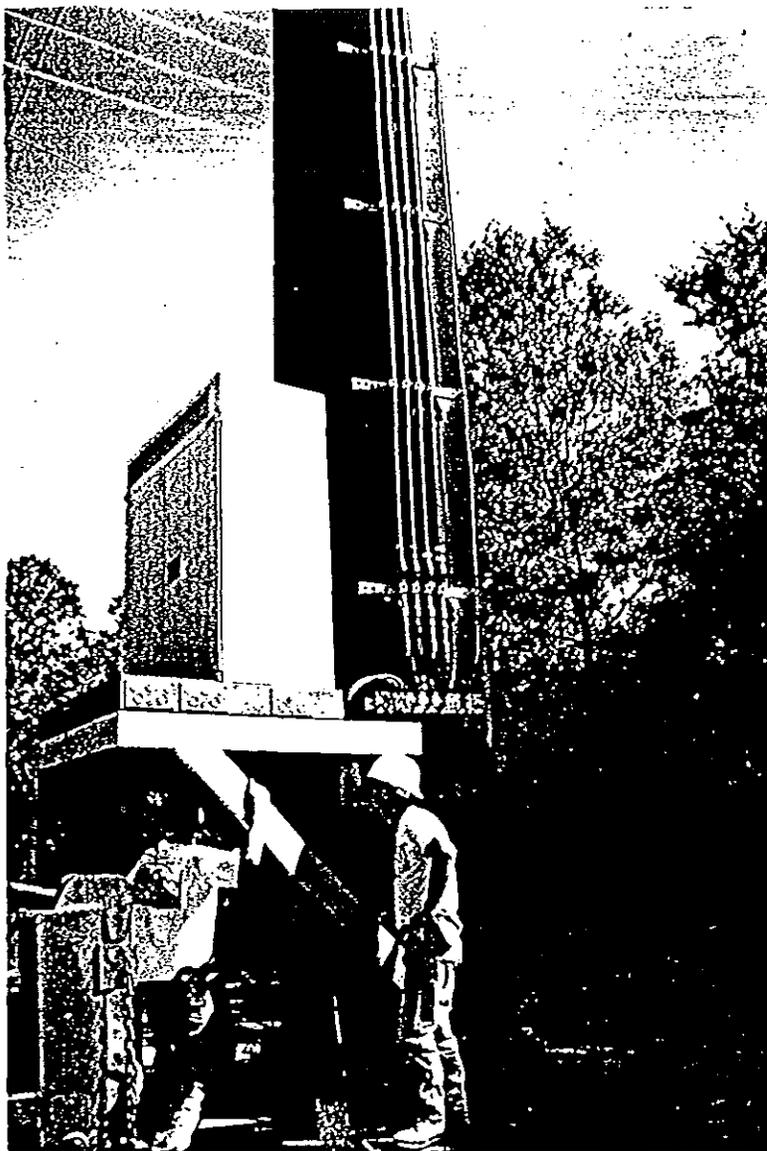
While some components are to be located on pre-existing towers at negotiated rental fees, new towers are to be located in areas restricted to other land uses because of their costs to Pineland resources and aesthetics. If the Pinelands Commission approves the construction of a new tower within restricted land use areas of a particular township, how does such an approval affect a township's prospect of renting space from pre-existing towers that were located in an environmentally sensitive manner? It appears that a plan which provides added wildlife protection from electromagnetic fields may also provide for a greater use of pre-existing towers with more revenue potential for the owners who had located them in an environmentally sensitive manner.

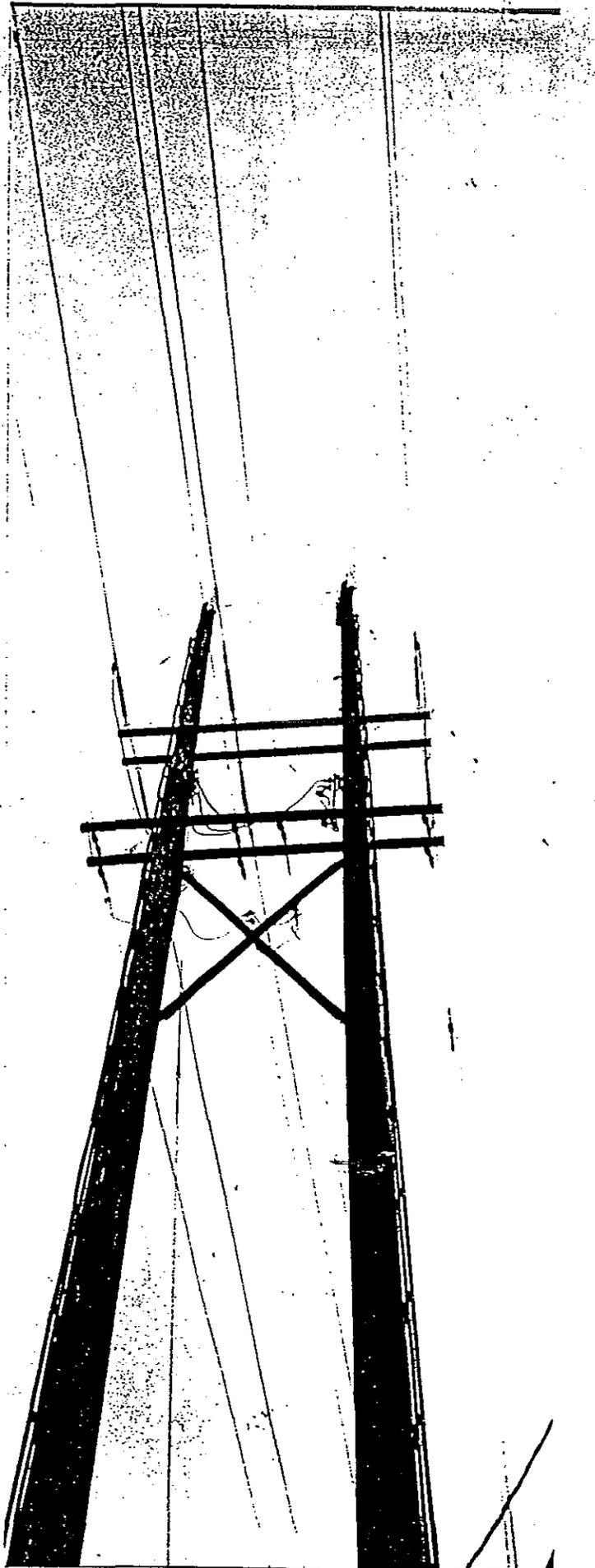
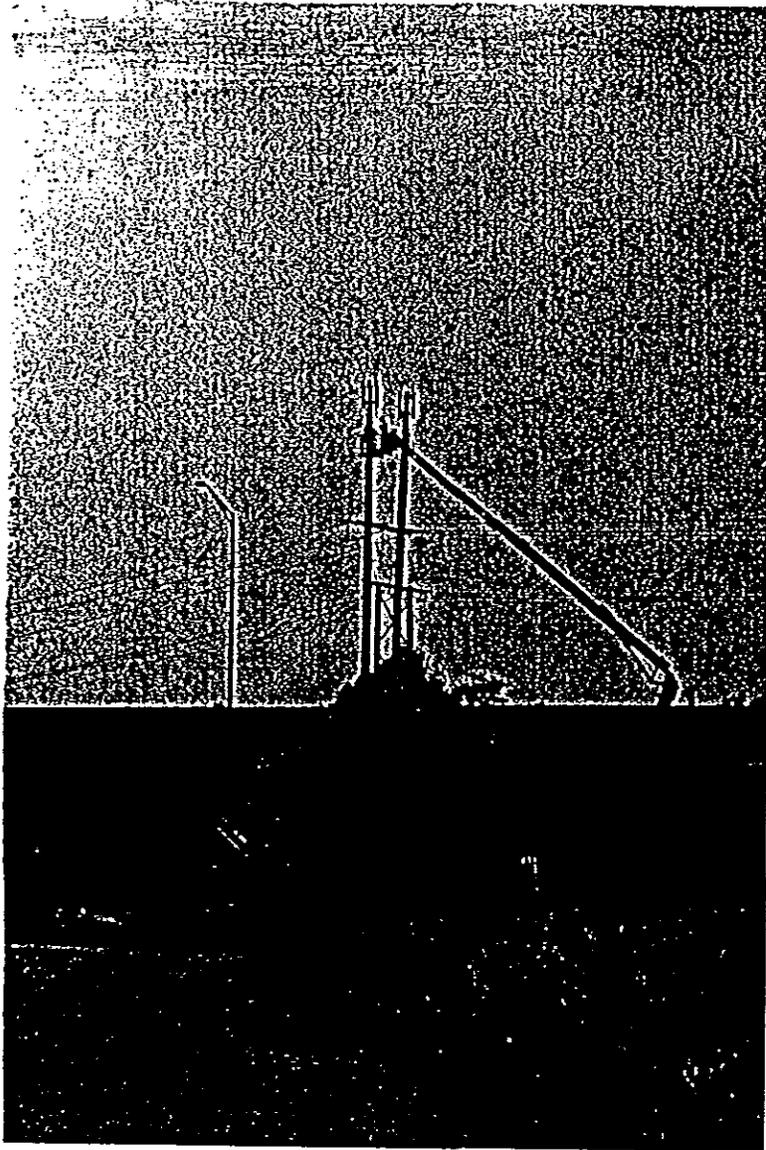
Sincerely,
William Mc Laughlin

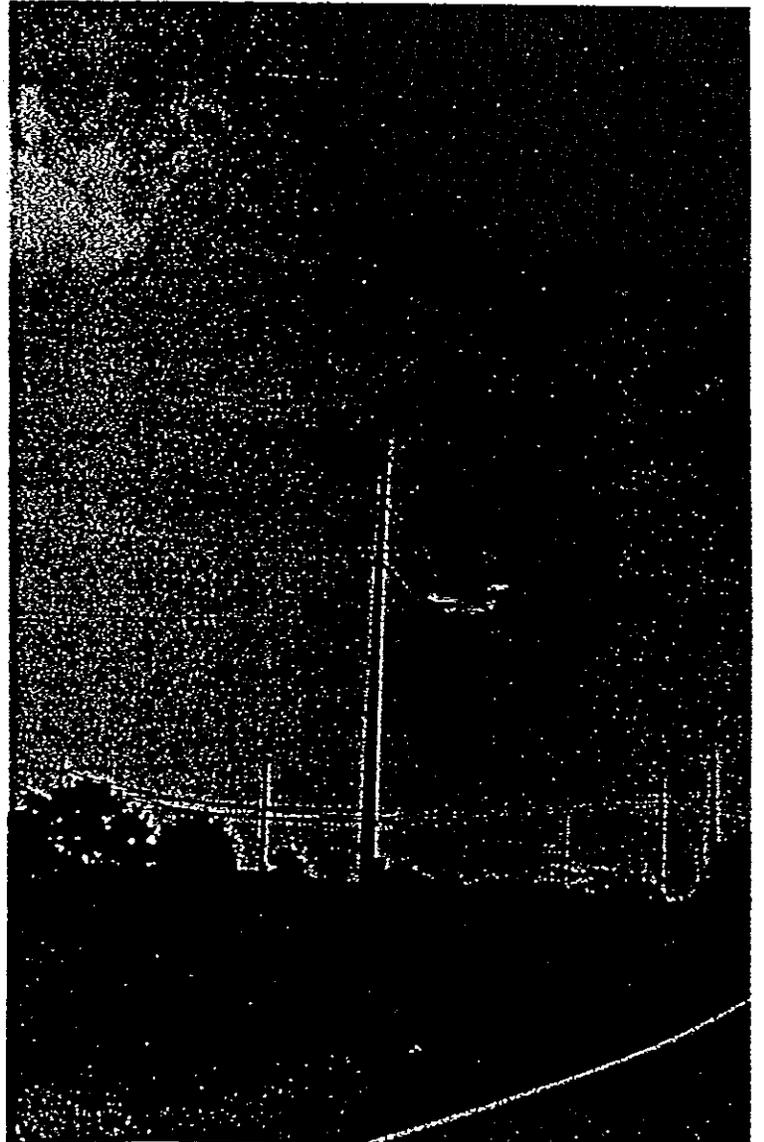
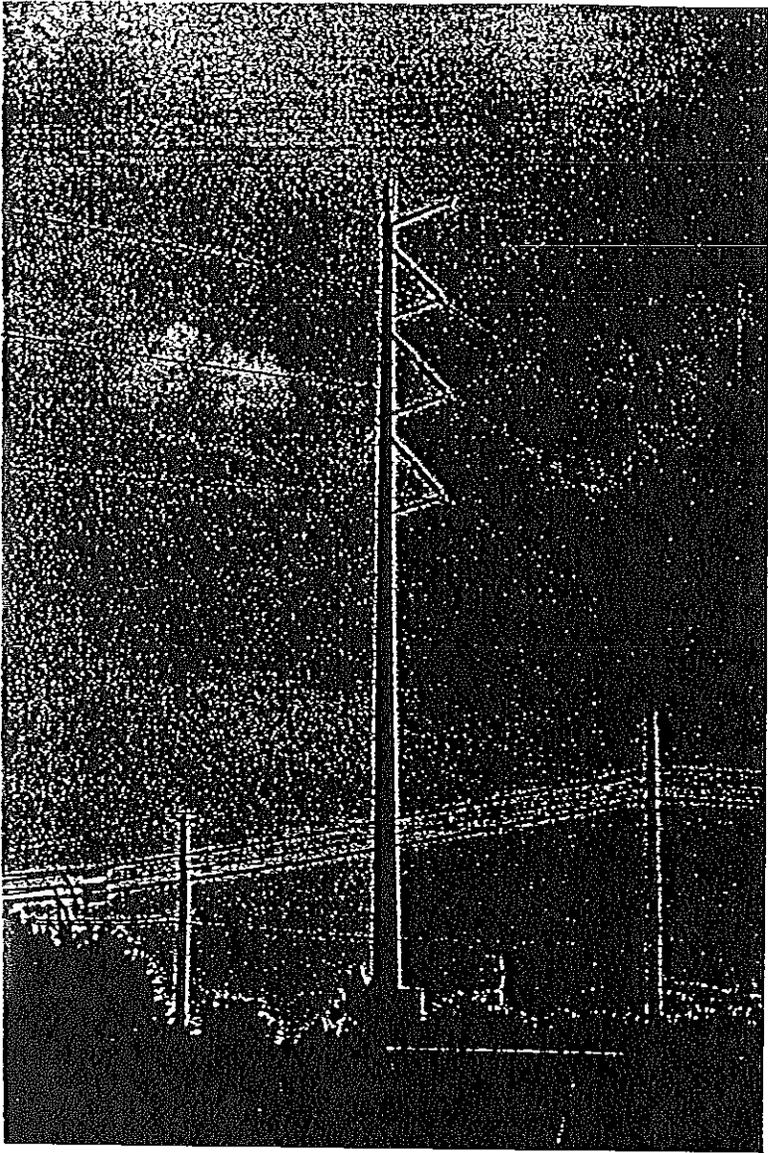
For more information, please contact:

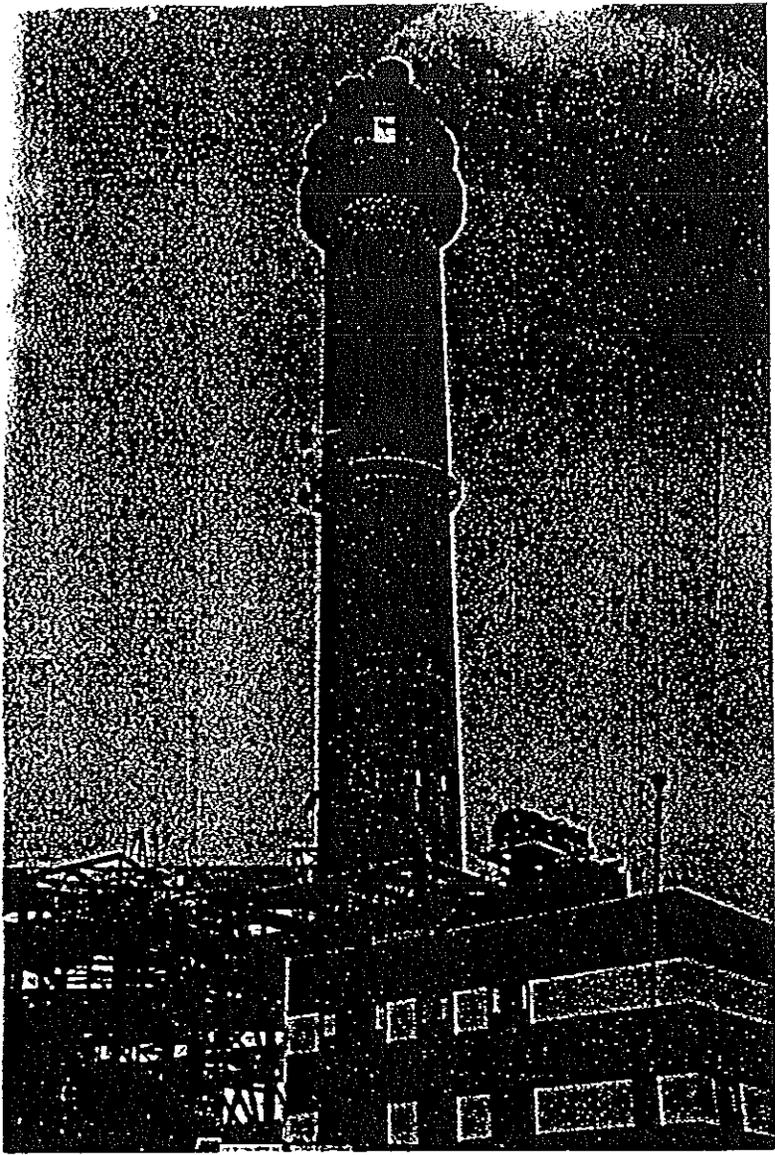
Nick Salvatore
Atlantic Electric
Real Estate Department
5100 Harding Highway
Mays Landing, NJ 08330

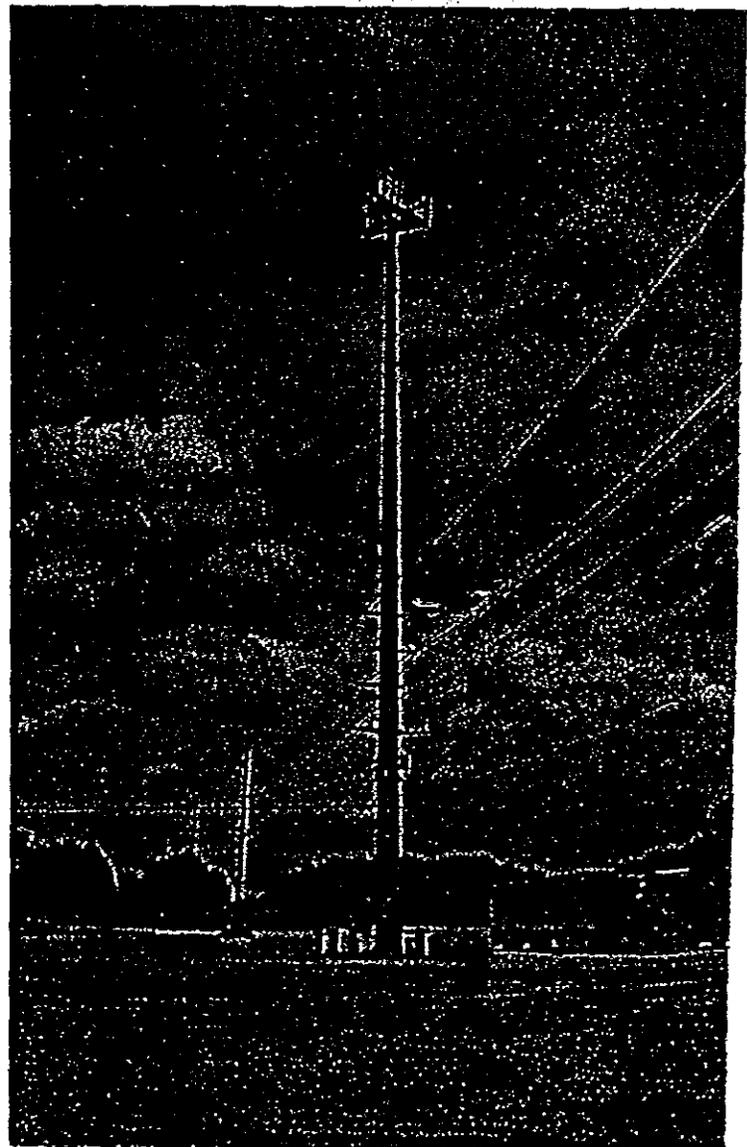
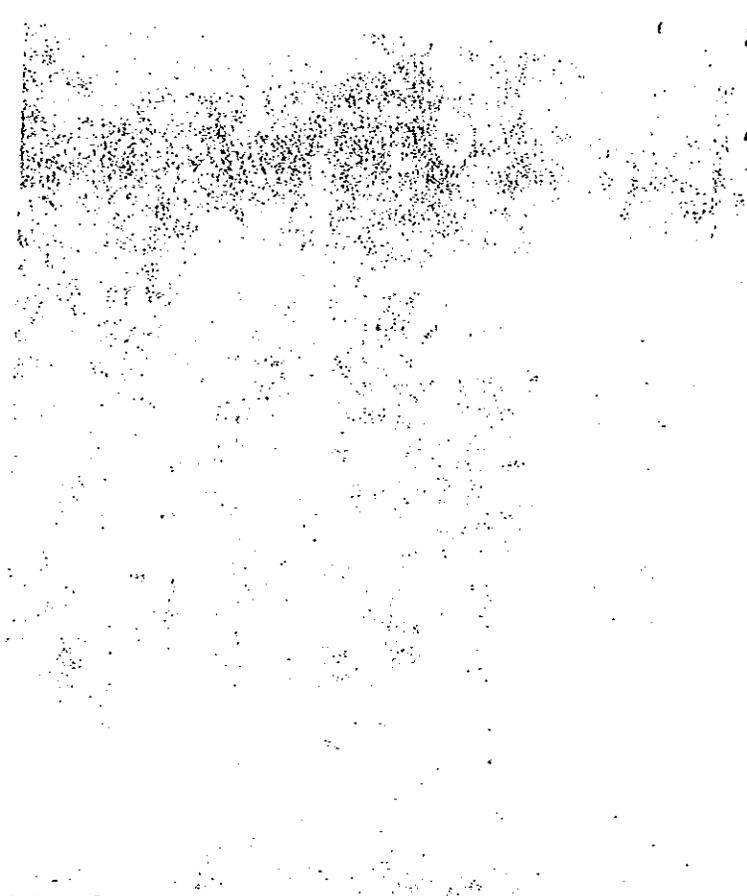
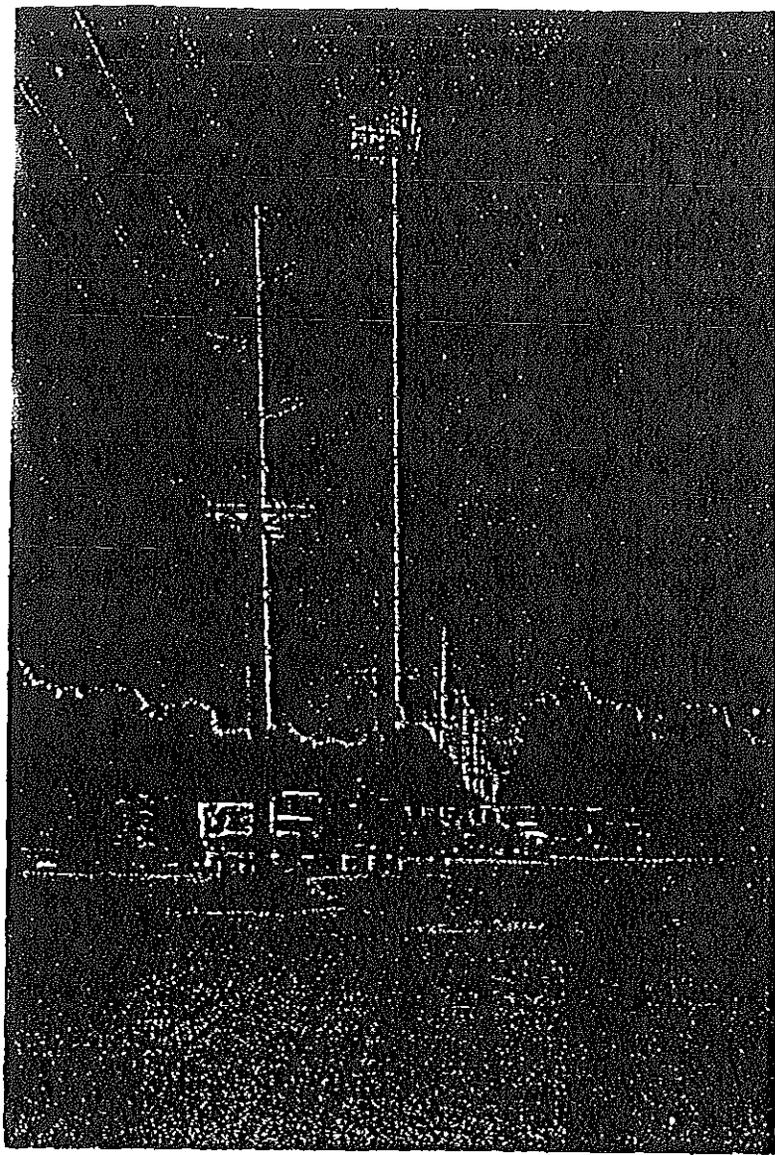
Phone: 609-625-5395
Fax.: 609-625-5804

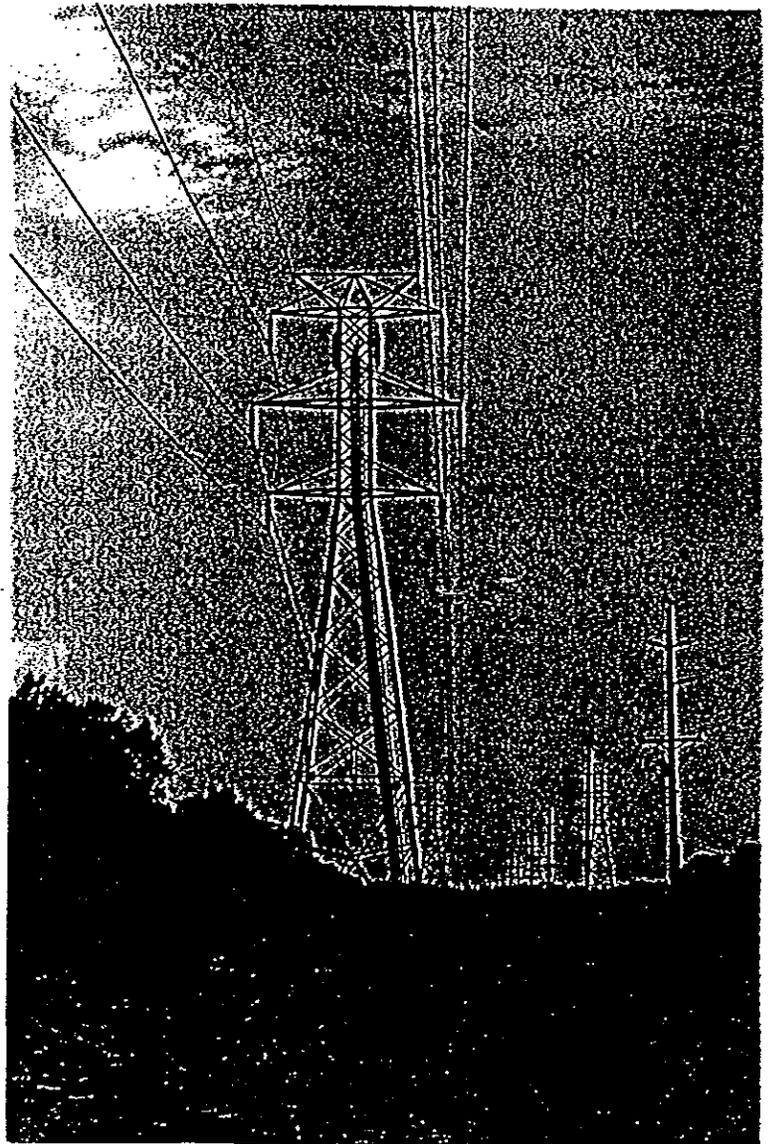
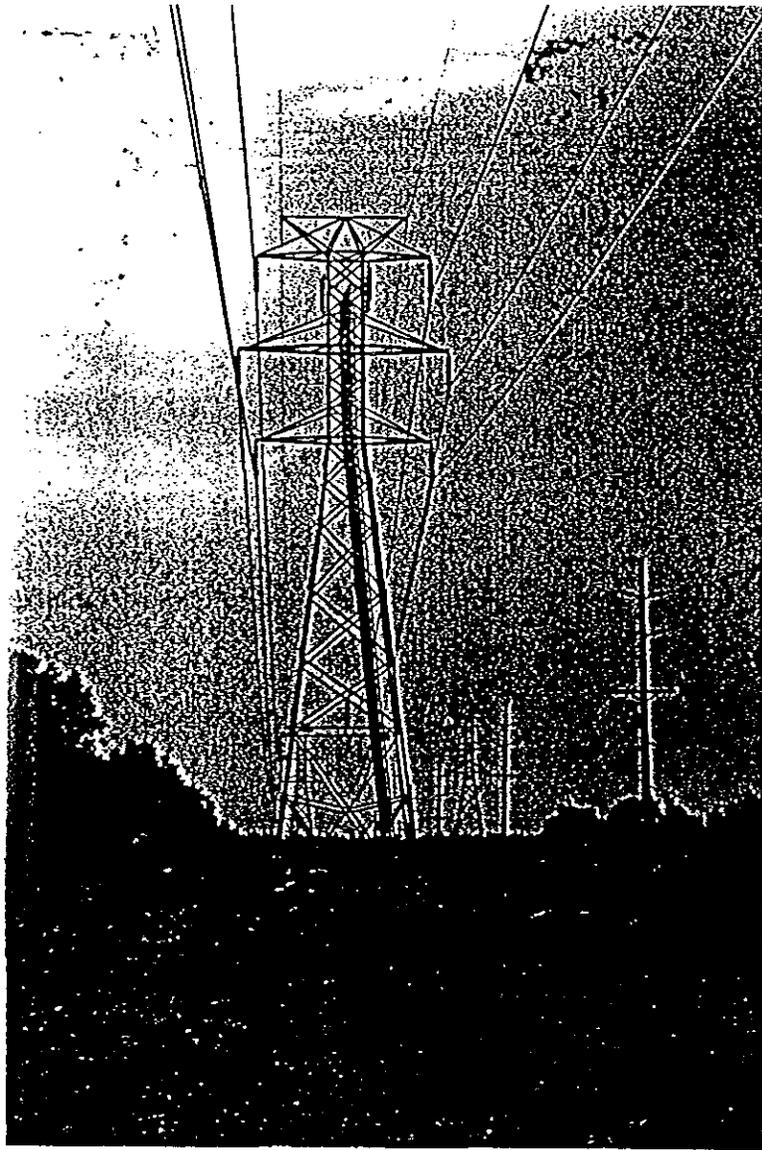


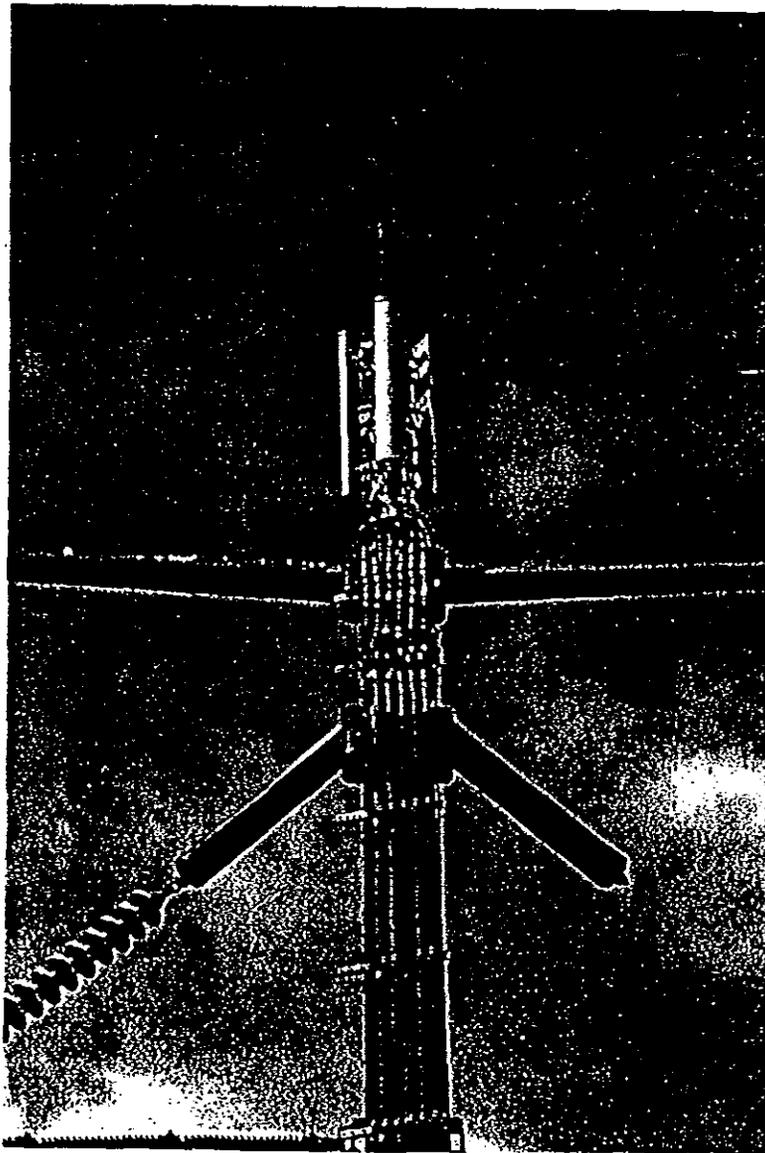
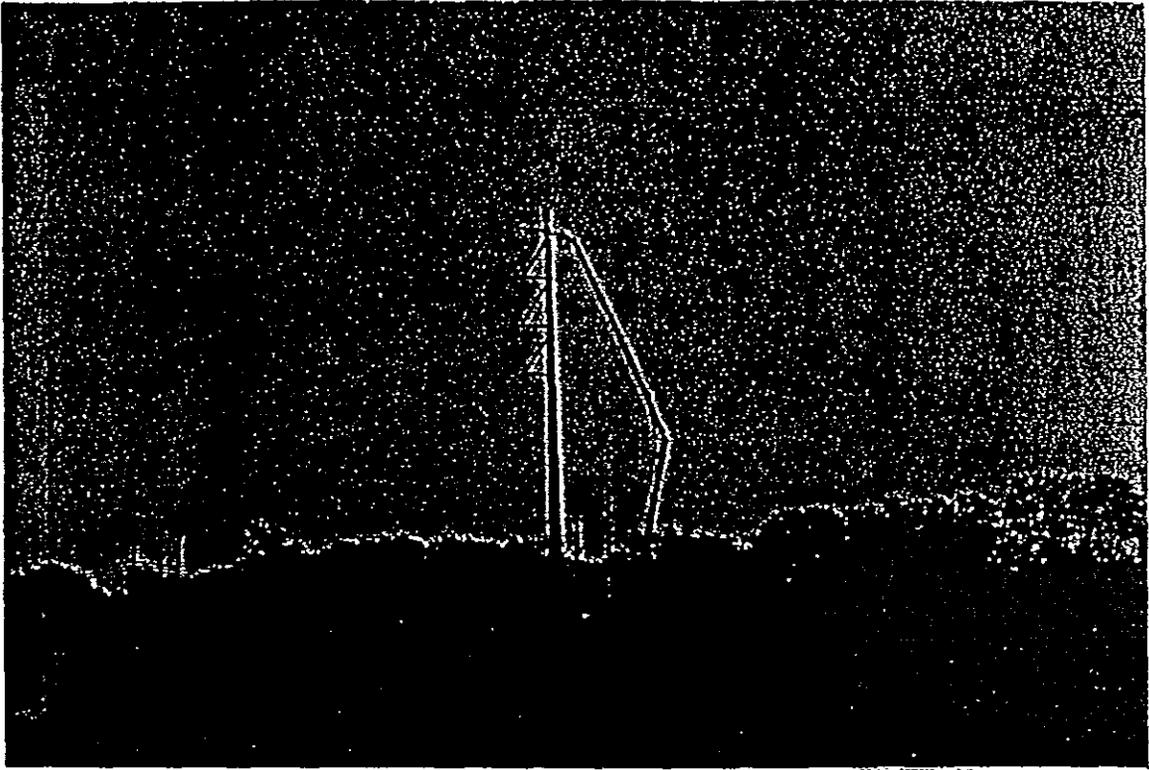


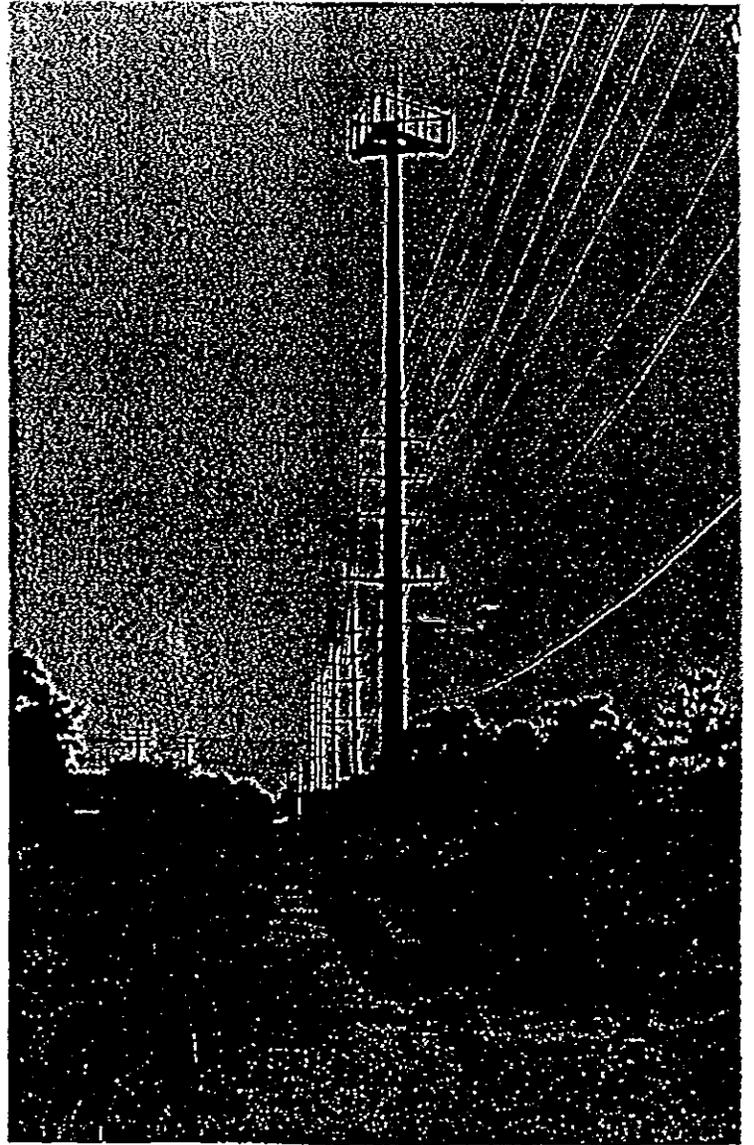
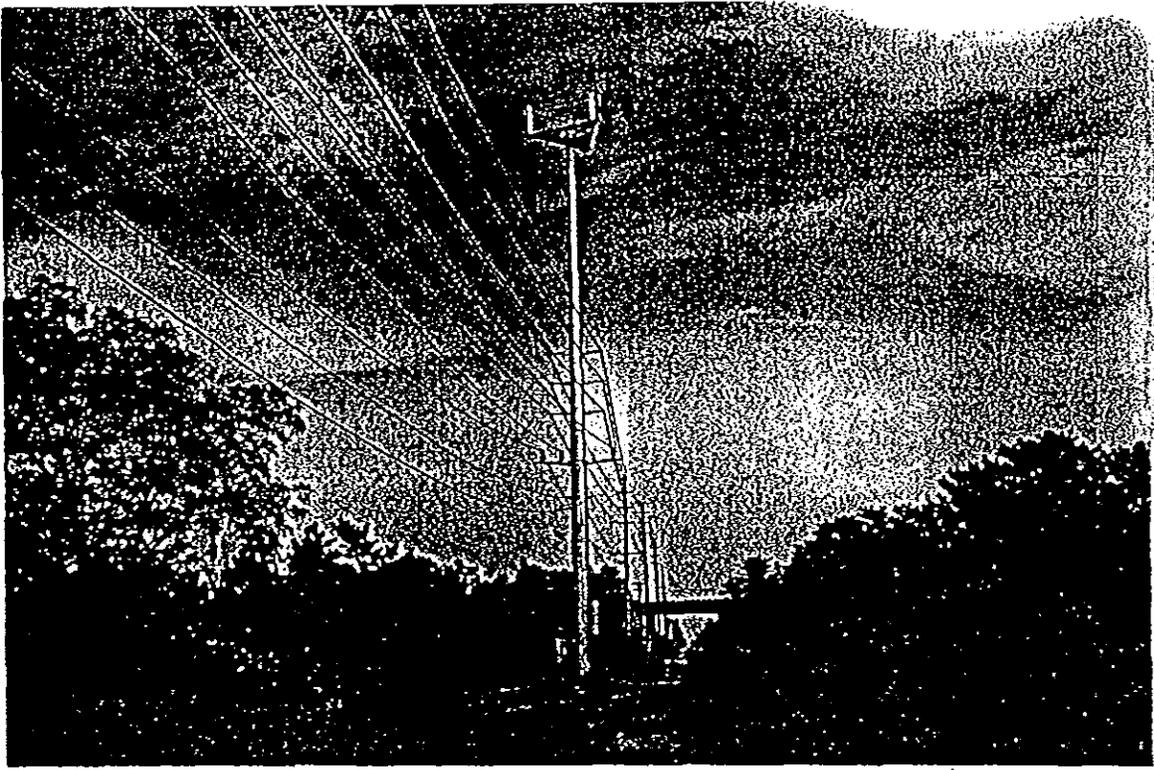


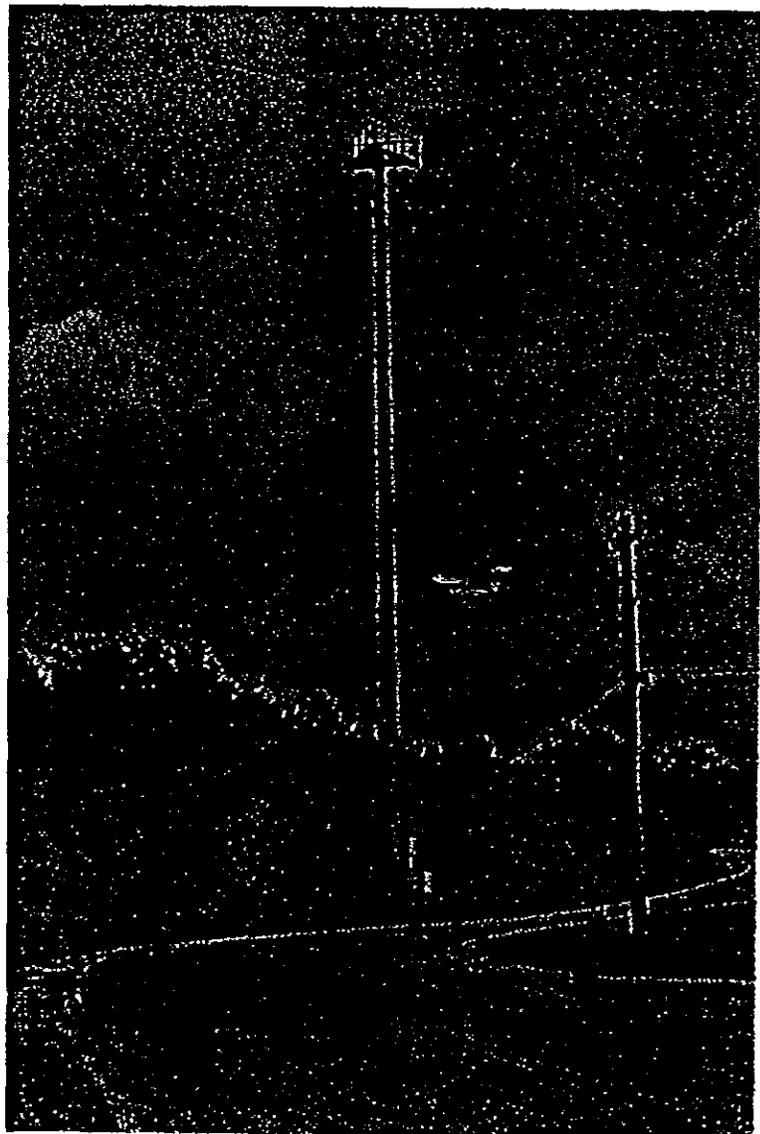
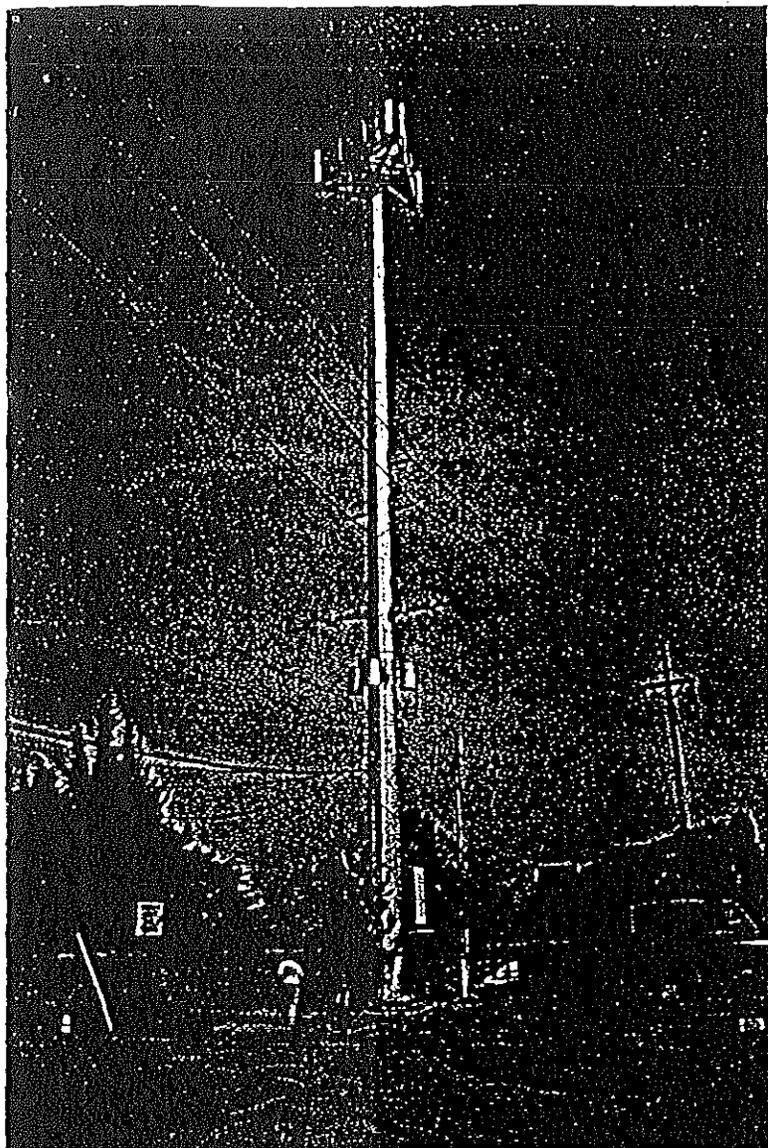


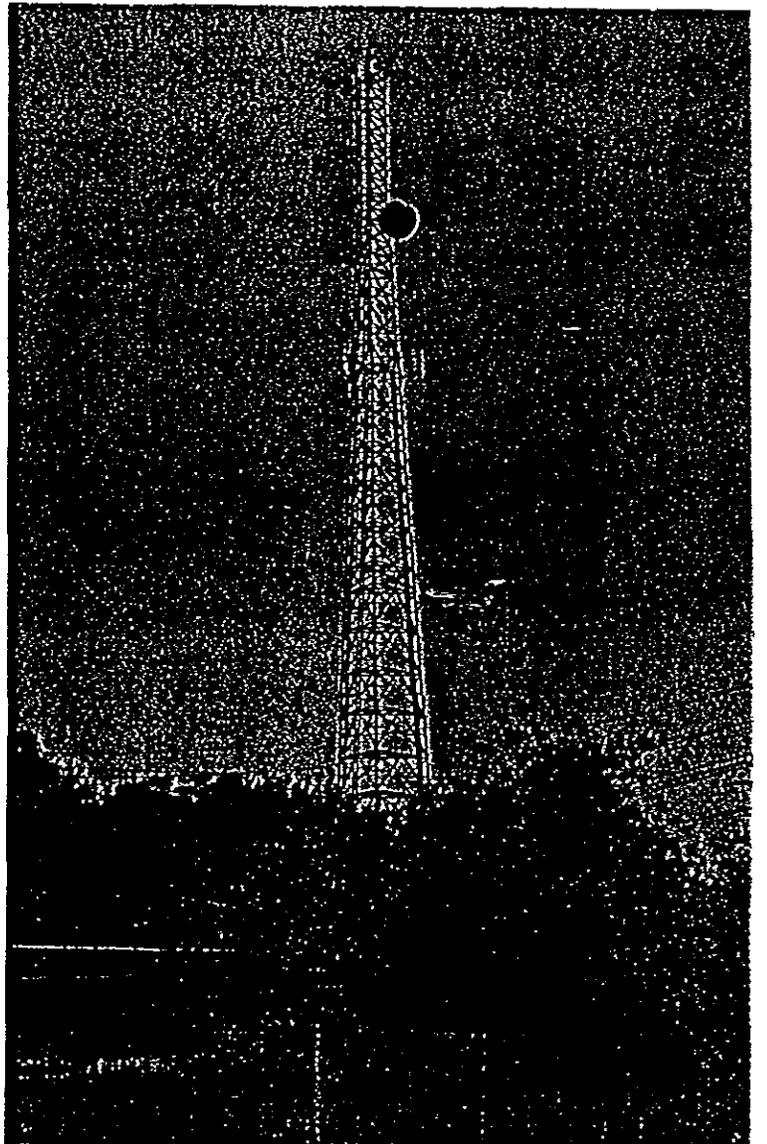
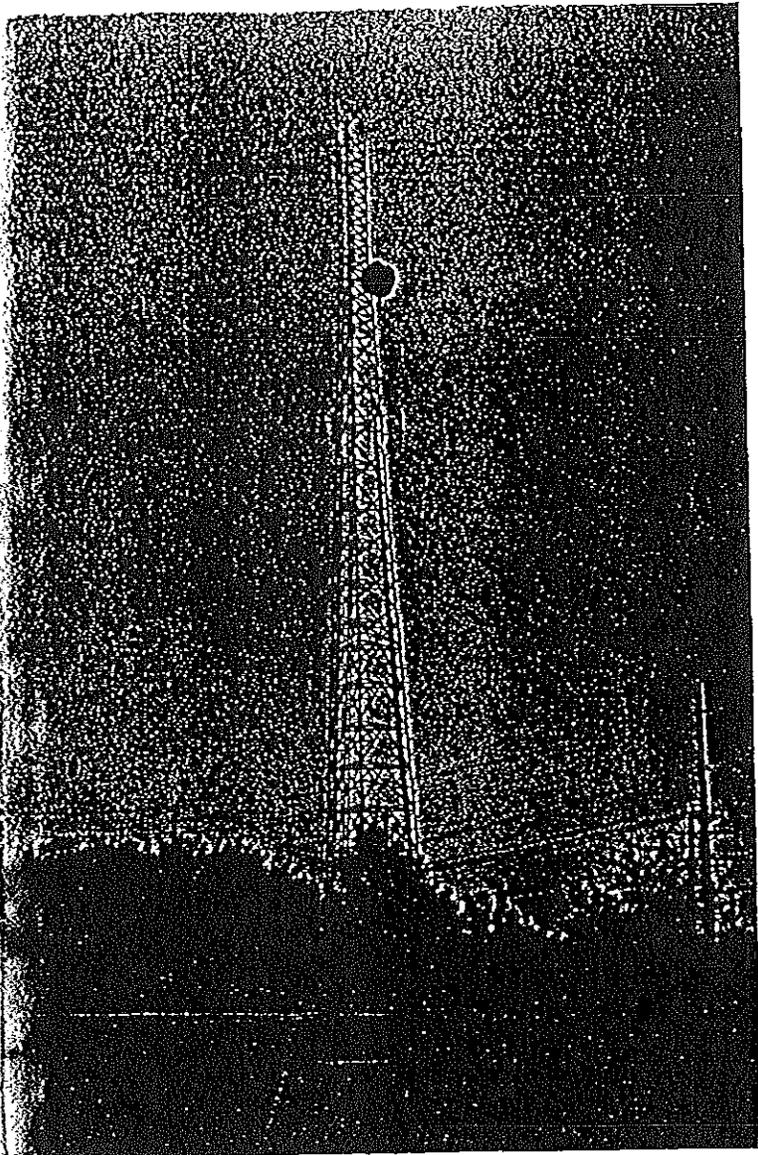












**THE EFFECTS OF THE
TELECOMMUNICATIONS ACT OF 1996
ON THE INFRASTRUCTURE OF
ATLANTIC ELECTRIC**

a conectiv company

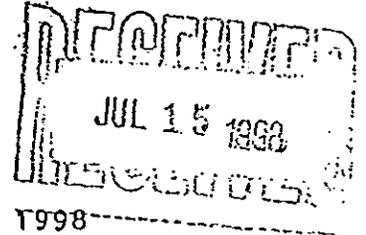
Nicholas K. Salvatore
Atlantic Electric
Real Estate Department

Westampton Township Police Department

710 Rancocas Road • Westampton, NJ 08060-9612

Phone: (609) 267-3000 • Fax: (609) 261-7551

Bert Harper - Chief of Police



July 14, 1998

State of New Jersey
The Pinelands Commission
15 Springfield Road
P. O. Box 7
New Lisbon, New Jersey 08064

RE: Comprehensive Plan for Wireless Communications Facilities
in the Pinelands

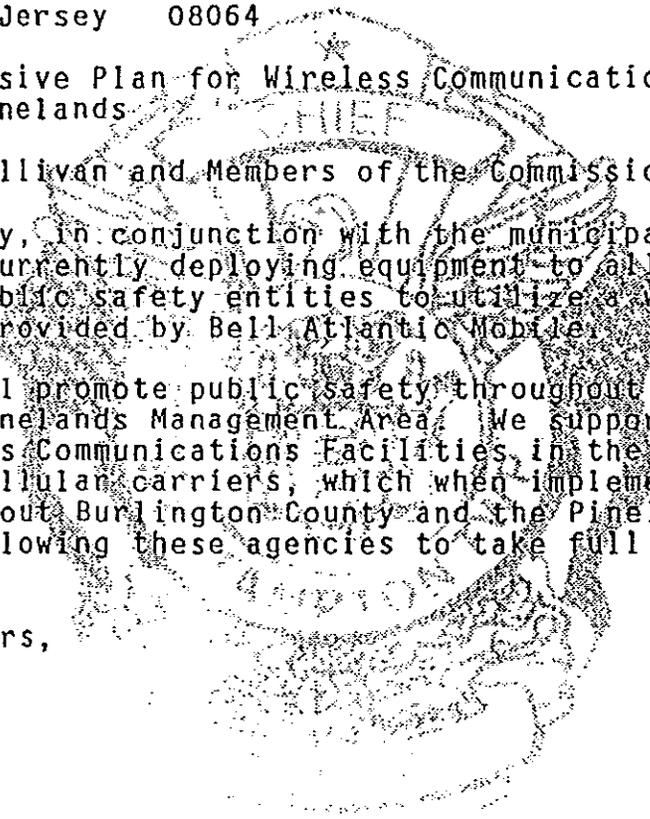
Dear Chairman Sullivan and Members of the Commission,

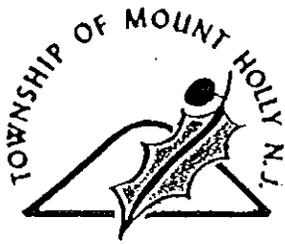
Burlington County, in conjunction with the municipalities throughout the County, is currently deploying equipment to allow various emergency and public safety entities to utilize a wireless data service (CDPD) provided by Bell Atlantic Mobile.

This service will promote public safety throughout Burlington County, including the Pinelands Management Area. We support the "Comprehensive Plan for Wireless Communications Facilities in the Pinelands" submitted by the cellular carriers, which when implemented, will improve coverage throughout Burlington County and the Pinelands Management Area, thereby allowing these agencies to take full advantage of this technology.

Respectfully yours,

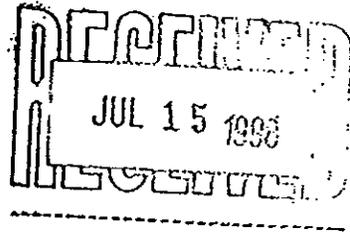
Bert Harper
Bert Harper
Chief of Police





1671

JAMES F. HANSEN, Chief of Police



Mount Holly Township Police Department
P.O. Box 411
23 Washington Street
Mount Holly, New Jersey 08060

POLICE EMERGENCIES
(609) 267-8300

POLICE ADMINISTRATION
(609) 267-0170
FAX: (609) 267-6627

July 14, 1998

State of New Jersey
The Pinelands Commission
15 Springfield Road
P.O. Box 7
New Lisbon, New Jersey 08064

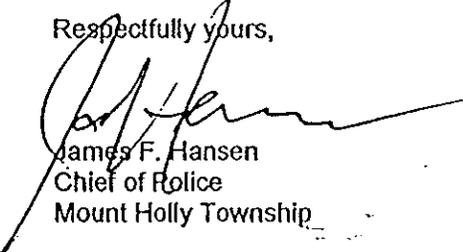
RE: Comprehensive Plan for Wireless Communications Facilities in the Pinelands

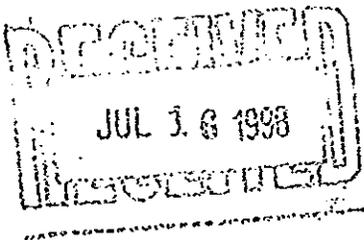
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This service will promote public safety throughout Burlington County, including the Pinelands Management area. We support the "Comprehensive Plan for Wireless Communications Facilities in the Pinelands" submitted by the cellular carriers, which when implemented, will improve coverage throughout Burlington County and the Pinelands Management Area, thereby allowing these agencies to take full advantage of this technology.

Respectfully yours,


James F. Hansen
Chief of Police
Mount Holly Township



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COUNSELLORS AT LAW
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411 HACKENSACK AVENUE
HACKENSACK, NEW JERSEY 07601

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ELIZABETH R. MILLARD^A
ADAM R. GREENBAUM^{*}
DEBRA M. POLGLAZE^{*}
TARA L. PHELAN^{*}
LENA V. BALLAS

CERTIFIED CIVIL TRIAL ATTY/
N.J. & N.Y. BAR^{*}
N.J. & PA. BAR^A
N.J., N.Y. & FLA. BAR^D
N.Y. BAR ONLY^{*}

MICHAEL A. GALLO^{*}
STEPHEN A. GEFFNER^{*}
STEPHEN B. FENSTER^{*}
ANTHONY J. ANDOLINO
CRAIG W. MILLER^{**}
FRANK M. COSCIA
JAY JOSEPH FRIEDRICH^D
ROBERT A. RECIO
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HERBERT FENSTER
DOUGLAS R. EISENBERG
STEPHEN M. ASPERO^{*}
WILLIAM PAGANO
ROBERT LEVY^{*}
OF COUNSEL

July 13, 1998

The Pinelands Commission
Post Office Box 7
15 Springfield Road
New Lisbon, New Jersey 08064
Attention: Mr. John C. Stokes
Assistant Director

Re: Proposed Comprehensive Plan (Revised) for Cellular
Communications Facilities (hereinafter referred
to as the "Comprehensive Plan")

Dear Commission Members and Mr. Stokes:

In connection with the referenced matter, please be advised that we have been asked to furnish this submittal to The Pinelands Commission (the "Commission") on behalf of GPU Telcom Services, Inc. ("GPU Telcom") and Jersey Central Power & Light Company d/b/a GPU Energy with respect to the Carriers' revised Comprehensive Plan.

GPU Telcom has authorized us to confirm the following to the Commission:

1. We submit a copy of the "Comprehensive Map of Cellular Facilities in the Pinelands Area/March 1998" which was downloaded from the Pinelands internet Web site. In addition to the service territory of GPU Energy and its infrastructure of transmission and other towers noted on Exhibit B of our prior submittal, please note the area highlighted in yellow in the Northeast sector of the Pinelands Area which contains GPU infrastructure available to the Carriers for co-location purposes.

2. We resubmit a copy of our letter to the Commission, dated February 25, 1998 and request that the same be admitted as part of the records and testimony for the Hearing on the revised Plan that commenced on July 9, 1998.

GALLO GEFNER FENSTER

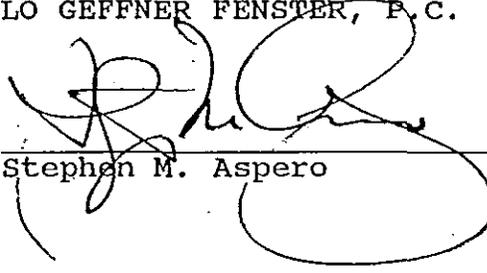
The Pinelands Commission
Post Office Box 7
New Lisbon, New Jersey 08064
Attention: Mr. John C. Stokes
July 13, 1998
Page 2

3. We would request that the Commission receive clear and concise testimony as to why the Carriers have indicated on the Comprehensive Map, depicted by a yellow triangle, that there are proposed cellular sites that "are unlikely to be located on existing structures".

Please allow us to confirm that GPU Telcom remains committed to the utilization of its facilities, equipment and other infrastructure on a fair and reasonable basis, both as to access and cost and, where feasible, on a co-location basis.

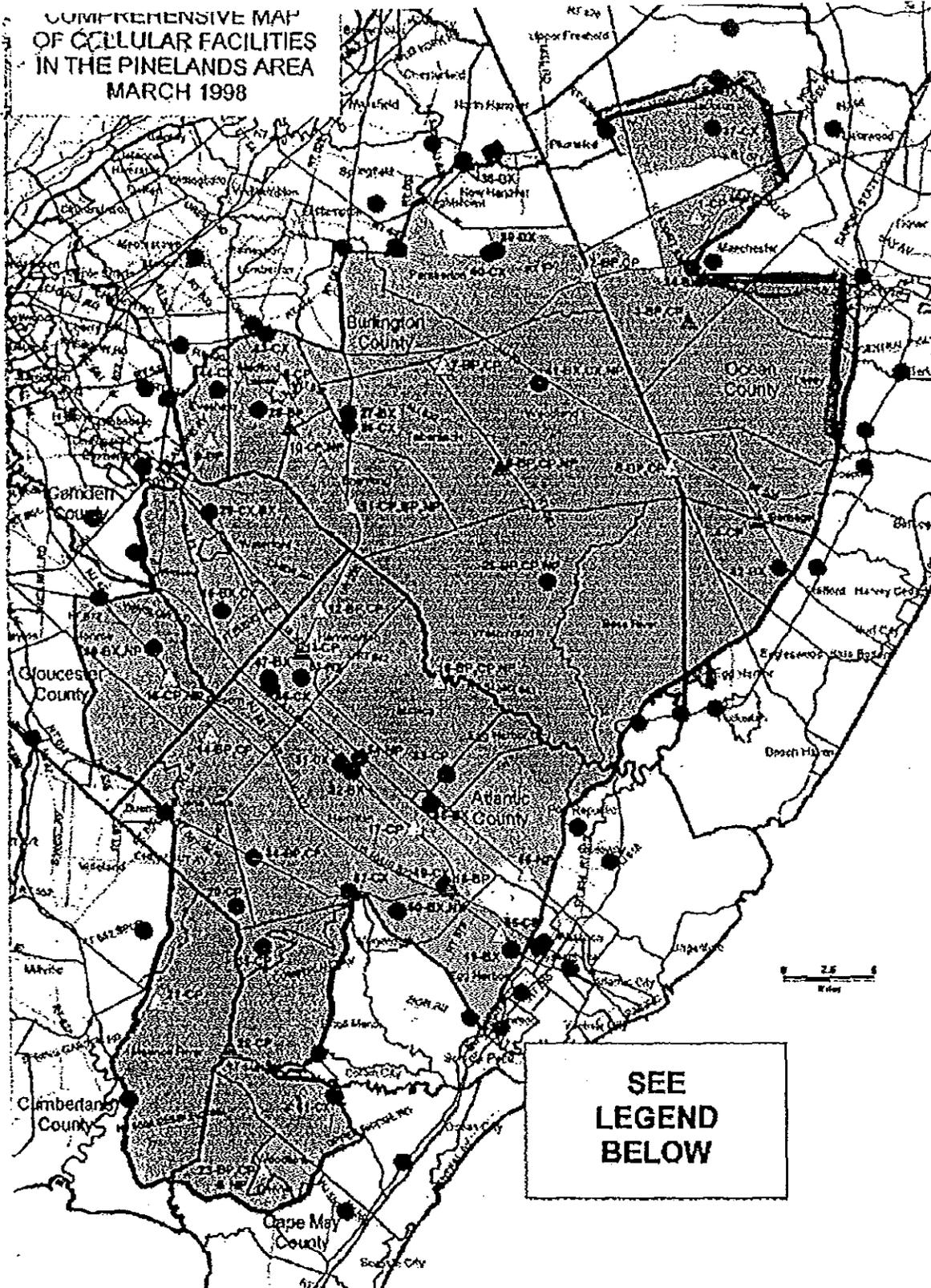
Respectfully submitted,

GALLO GEFNER FENSTER, P.C.

By: 
Stephen M. Aspero

SMA:bms
encls.

COMPREHENSIVE MAP
OF CELLULAR FACILITIES
IN THE PINELANDS AREA
MARCH 1998



GPU ENERGY
TRANSMISSION
LINE

SEE
LEGEND
BELOW

LEGENDS

REGION LEGEND



All Height/Least Number Restrictions Apply
(Preservation Areas, Forest Areas, Special Agricultural
Production Areas and Select Villages)



Height Restricted; Least Number
Restrictions Do Not Apply



(APA, RDA and Select Villages)
No Restrictions Apply
(RGA and Pinelands Towns)

FACILITY LEGEND



Existing Cellular Communications Facilities



Proposed Cellular Communication Facilities
to be Located on Existing Structures



Proposed Cellular Communication Facilities
Which may be Located on Existing Structures



Proposed Cellular Communication Facilities
Which are Unlikely to be Located on Existing
Structures

CELL PROVIDER LEGEND

BX - BAM Existing Cell

CX - Comcast Existing Cell

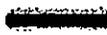
NX - Nextel Existing Cell

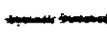
BP - BAM Proposed Cell

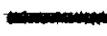
CP - Comcast Proposed Cell

NP - Nextel Proposed Cell

KEY LEGEND

 Pinelands Boundary

 Township Boundary

 County Boundary

 Existing Road



GALLO GEFFNER FENSTER, P.C.
COUNSELLORS AT LAW
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CERTIFIED CIVIL TRIAL ATTY*
N.J. & N.Y. BAR*
N.J. & PA. BAR*
N.J., N.Y. & FLA. BAR*
N.Y. BAR ONLY*

February 25, 1998

The Pinelands Commission
Post Office Box 7
New Lisbon, New Jersey 08064
Attention: William F. Harrison, Esq.

Re: Proposed Comprehensive Plan for Cellular
Communications Facilities (hereinafter
referred to as the "Comprehensive
Communications Facility Plan")

Dear Commission Members and Mr. Harrison:

In connection with the referenced matter, please be advised that we have been asked to furnish this submittal to The Pinelands Commission (the "Commission") on behalf of GPU Telcom Services, Inc. ("GPU Telcom").

BACKGROUND STATEMENT

GPU Telcom is wholly owned by GPU Advanced Resources, Inc. which entity is, in turn, wholly owned by GPU, Inc. GPU, Inc. wholly owns Jersey Central Power & Light Co. d/b/a GPU Energy (herein referred to as "GPU Energy").

As a result of certain agreements between GPU Telcom and GPU Energy, GPU Telcom has the power and authority to convey to third parties by license, including without limitation, cellular/wireless providers, rights to use GPU Energy's electric transmission and distribution utility infrastructure located in State of New Jersey, including the geographical region known as the "Pinelands Area".

In connection with the proposed Comprehensive Communications Facility Plan, please allow us to confirm that GPU Telcom has recently become aware of the efforts by Comcast/Cellular One, Bell Atlantic NYNEX Mobile Systems, Inc. and Nextel Communications, Inc. (collectively, the "Carriers") to satisfy the provisions of N.J.A.C. 7:50-5.4, in particular, subsection (c)6 therein (herein referred to as "Regulation Part 6") and to thereby obtain the

GALLO GEFNER FENSTER

The Pinelands Commission
Post Office Box 7
New Lisbon, New Jersey 08064
Attention: William F. Harrison, Esq.
February 25, 1998
Page 2

consent of the Commission to install up to twenty-five new radio communications towers in the Pinelands Area. In that regard, through the courtesies of others, we have been furnished with copies of various submissions made to the Commission, but we have by no means reviewed all submissions (we understand that certain of the more recent submittals are not yet public). Indeed, neither GPU Telcom nor the undersigned has attended any public meetings held with respect to the referenced matter. To our knowledge, with the exception of Atlantic Energy's letter to Mr. Larry Leggett, dated December 19, 1997, which generally mentioned the co-location interest on the part of GPU Telcom, no written submissions by GPU Telcom have been made by or on behalf of GPU Telcom.

FORMAL STATEMENT

GPU Telcom has authorized us to confirm the following to the Commission:

1. Among other business activities and operational services, GPU Telcom provides telecommunications services and facilities, both for its own account and for license by unrelated cellular, wireless, fiber and other telecommunications providers;

2. GPU Telcom has successfully negotiated, executed and delivered multi-site wireless antenna attachment agreements and licenses with various members of the cellular/wireless community, including Nextel Communications and Comcast, for the use of GPU Telcom's New Jersey and Pennsylvania facilities;

3. To the extent that members of the Commission may be under the mistaken impression that GPU Telcom has been actively negotiating a multi-site wireless antenna attachment agreement with Bell Atlantic Mobile, we respectfully confirm to the Commission that while drafts of such an agreement were circulated and information exchanged with Bell Atlantic Mobile during and after February of 1995, no meaningful negotiations have ever commenced with respect to the either the Pinelands Area or any other regions in New Jersey; however, GPU Telcom remains interested in concluding such an agreement with Bell Atlantic Mobile;

4. In the Pinelands Area alone, GPU Telcom controls and has license rights to, inter alia, approximately 27 miles of utility facilities and infrastructure, including transmission towers (please see Exhibit A and Exhibit B for additional details). In

The Pinelands Commission
Post Office Box 7
New Lisbon, New Jersey 08064
Attention: William F. Harrison, Esq.
February 25, 1998.
Page 3

this regard, it should be noted that steel lattice and tubular transmission towers that support electric transmission lines are installed along the power line at approximately 600 foot intervals. Thus, approximately 225 transmission towers are located in the Pinelands Area alone and are available through GPU Telcom for third-party co-location needs under the to-be-fashioned Comprehensive Communications Facility Plan;

5. Similar to those rights just described, GPU Telcom has rights to utility infrastructure, facilities, transmission and distribution lines that lay immediately adjacent to and just outside the Pinelands Area which are also available to third parties under the to-be-fashioned Comprehensive Communications Facility Plan;

6. Regulation Part 6 requires specific compliance with the condition set forth in subsection 3 of Section 5.4(c) that the new antenna installation "utilizes an existing communications or other suitable structure, to the extent practicable" [emphasis added]. We would respectfully suggest that all GPU Telcom's facilities located in and adjacent to the Pinelands Area constitute both existing facilities and suitable structures (as the same are contemplated under the Regulations), and as such, we believe that it would be appropriate to have the same mapped and made a specific part of the Comprehensive Communications Facility Plan;

7. Regulation Part 6 requires that where more than one entity is providing the "same type of service" that the Comprehensive Communications Facility Plan "shall be agreed to and submitted jointly by all such providers" and shall provide for the "joint construction and use" by all such providers [emphasis added]. Although not defined in N.J.A.C. 7:50-5.4, we believe that the term "provider" includes GPU Telcom; thus, the Commission may wish to determine if GPU Telcom and others similarly situated should be direct participants in this matter. In all events and as contemplated by Regulation Part 6, it is essential that the agreed-to Comprehensive Communications Facility Plan ensure that GPU Telcom has joint access to and joint use of whatever new communications towers the Commission may allow the Carriers or any others to install, and that GPU Telcom (and others similarly situated) also be granted specific co-location rights with respect to all existing communications towers owned by the Carriers and any others and which shall be part of any approved Comprehensive Communications Facility Plan; and

GALLO GEFFNER FENSTER

The Pinelands Commission
Post Office Box 7
New Lisbon, New Jersey 08064
Attention: William F. Harrison, Esq.
February 25, 1998.
Page 4

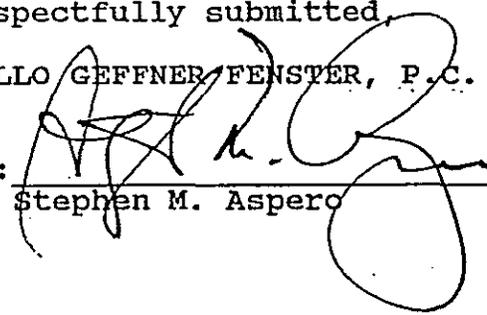
8. We respectfully submit that although the Commission has apparently concluded that broadband PCS cellular providers are not proper parties to the Comprehensive Communications Facility Plan, a decision seemingly based upon the Carriers' and the PCS providers' differing operational radio frequency (RF) ranges, we see no particular distinction made under N.J.A.C. 7:50-5.4 or the Telecommunications Act of 1996 which would justify the classification of PCS providers as other than operators of cellular telecommunications systems for use in providing wireless (cellular) services, the same business as the Carriers' business. Please note that we have generally compared the map of desired sites prepared by Sprint PCS to the map of the Carriers' desired sites prepared by the Commission (please see copies attached as Exhibit C and Exhibit D) and we note a remarkably similar overlap. If Sprint PCS or any other interested broadband PCS cellular provider is made part of the Comprehensive Communications Facility Plan, and to the extent that they are allowed to construct any new antenna structures and facilities in the Pinelands Area, we believe that under the Regulations, the same should be made available to GPU Telcom Services as a co-locator under the to-be-fashioned Comprehensive Communications Facility Plan.

Please allow us to confirm that GPU Telcom remains committed to the utilization of its facilities, equipment and other infrastructure on a fair and reasonable basis, both as to access and cost and, where feasible, on a co-location basis.

In closing, we would ask that the Commission consider allowing GPU Telcom to participate in this matter as a formal party under the applicable Regulations. Pending that determination, we would ask that the undersigned and GPU Telcom be placed on all appropriate notice lists.

Respectfully submitted,

GALLO GEFFNER FENSTER, P.C.

By: 
Stephen M. Aspero

SMA:bms

EXHIBIT A

Approximate GPU Telcom Facilities Coverage
Distances Between Towns in the Pinelands Area

- | | | |
|----|--------------------------|-------------------------------------|
| 1. | Manitou to Whiting: | 8 miles; 130' tubular support poles |
| 2. | Manitou to Oyster Creek: | 9 miles; Transmission Towers |
| 3. | Glidden locale: | 4 miles; Transmission Towers |
| 4. | Van Hiseville locale: | 5 miles; Transmission Towers |
| 5. | Cookstown locale: | 1 mile; Transmission Towers |



**Metro and Coastal Regions
TRANSMISSION SYSTEM MAP**

- Legend**
- INTERCONNECTION
 - 500 kV TRANSMISSION LINE
 - 230 kV TRANSMISSION LINE
 - 115 kV TRANSMISSION LINE
 - 69 kV TRANSMISSION LINE
 - 34.5 kV TRANSMISSION LINE
 - GENERATING STATION
 - GENERATING STATION, NON-COMPANY OWNED
 - 500 kV SUBSTATION
 - 500 kV SUBSTATION, NON-COMPANY OWNED
 - 230 kV SUBSTATION
 - 230 kV SUBSTATION, NON-COMPANY OWNED
 - 115 kV SUBSTATION
 - 115 kV SUBSTATION, NON-COMPANY OWNED
 - 69 kV SUBSTATION
 - 69 kV SUBSTATION, NON-COMPANY OWNED
 - 34.5 kV SUBSTATION
 - 34.5 kV SUBSTATION, NON-COMPANY OWNED
 - COUNTY BOUNDARY

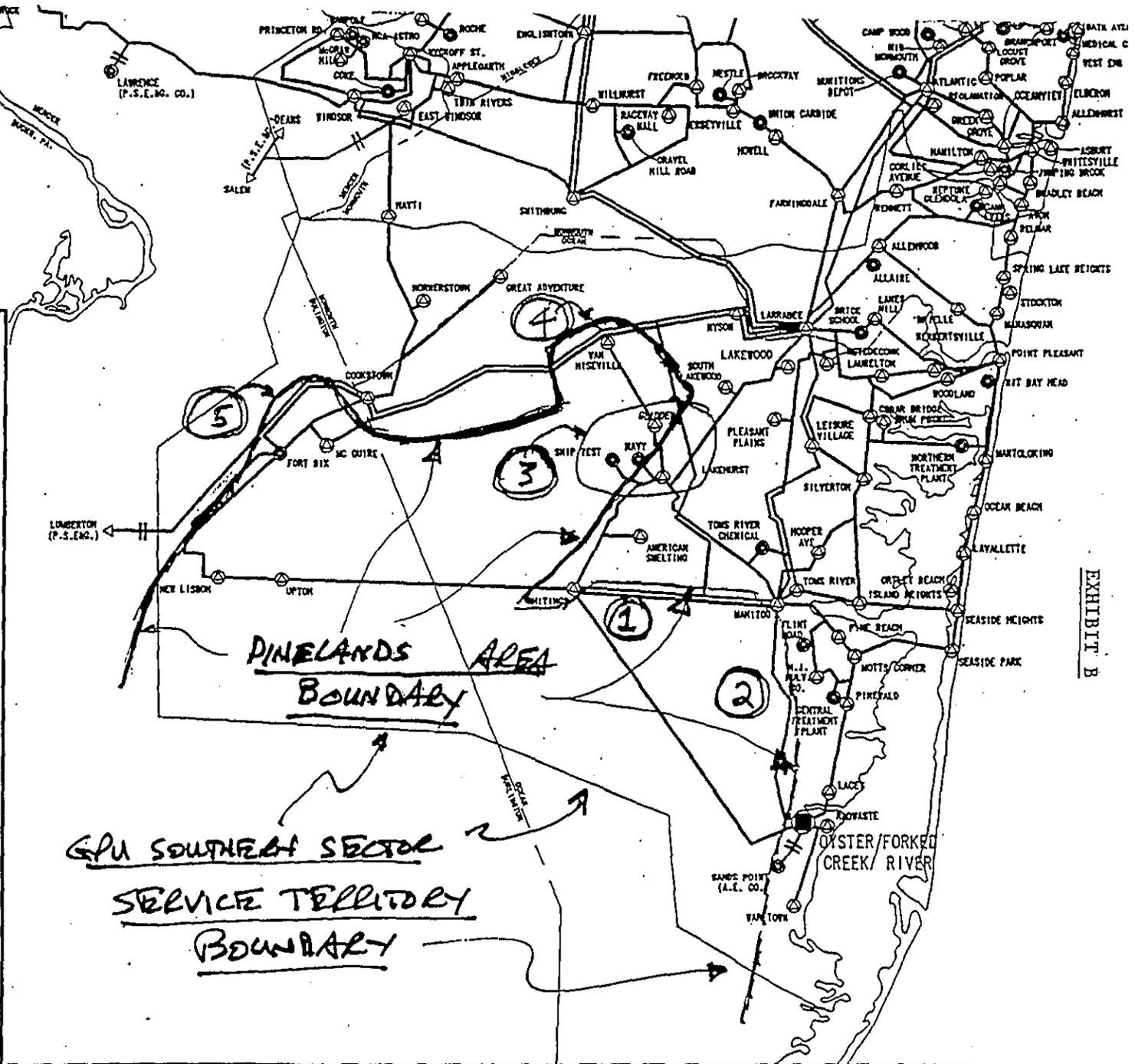
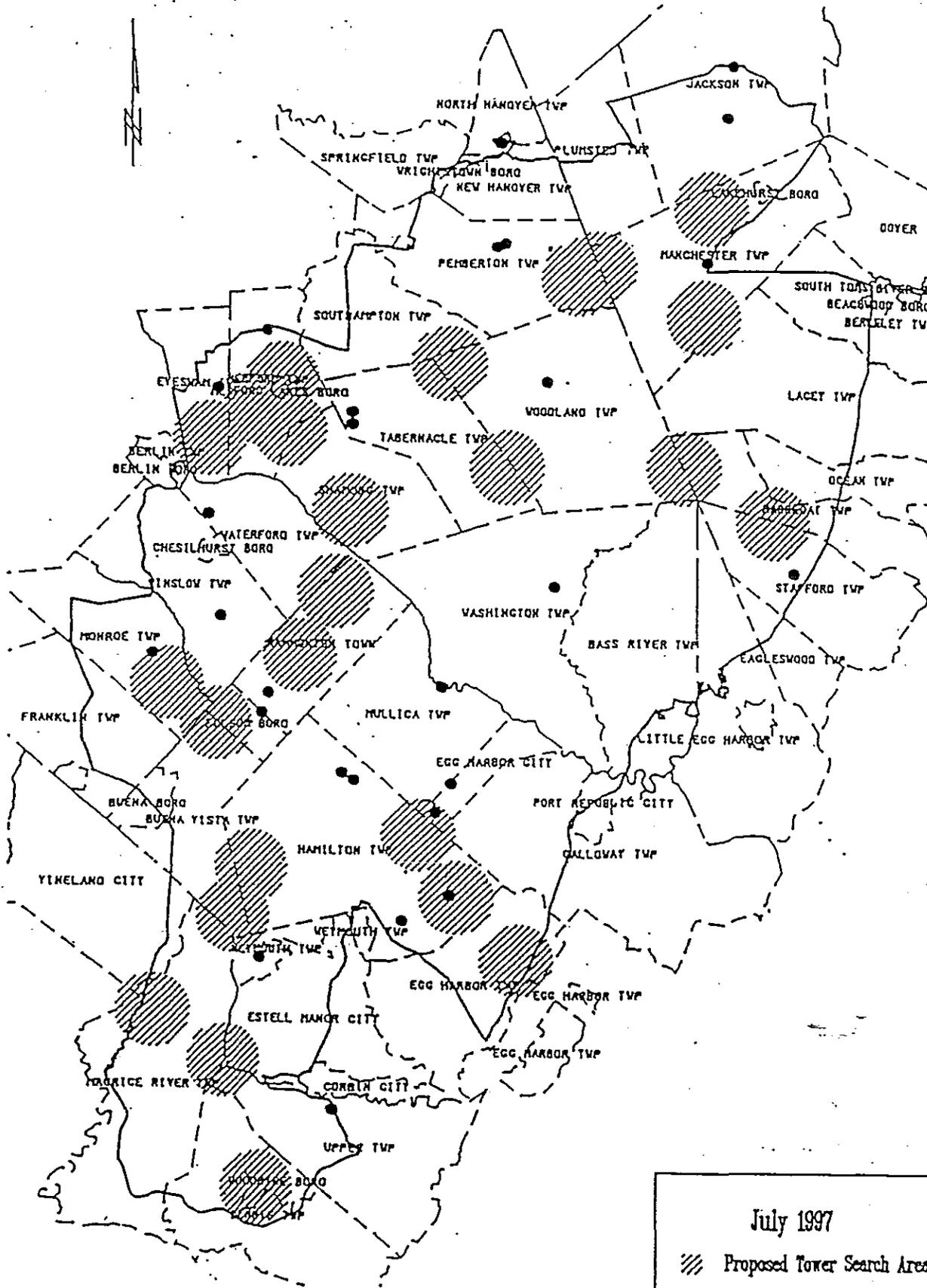


EXHIBIT B

PROPOSED CELLULAR FACILITIES PLAN IN THE PINELANDS AREA

New Jersey Pinelands Commission



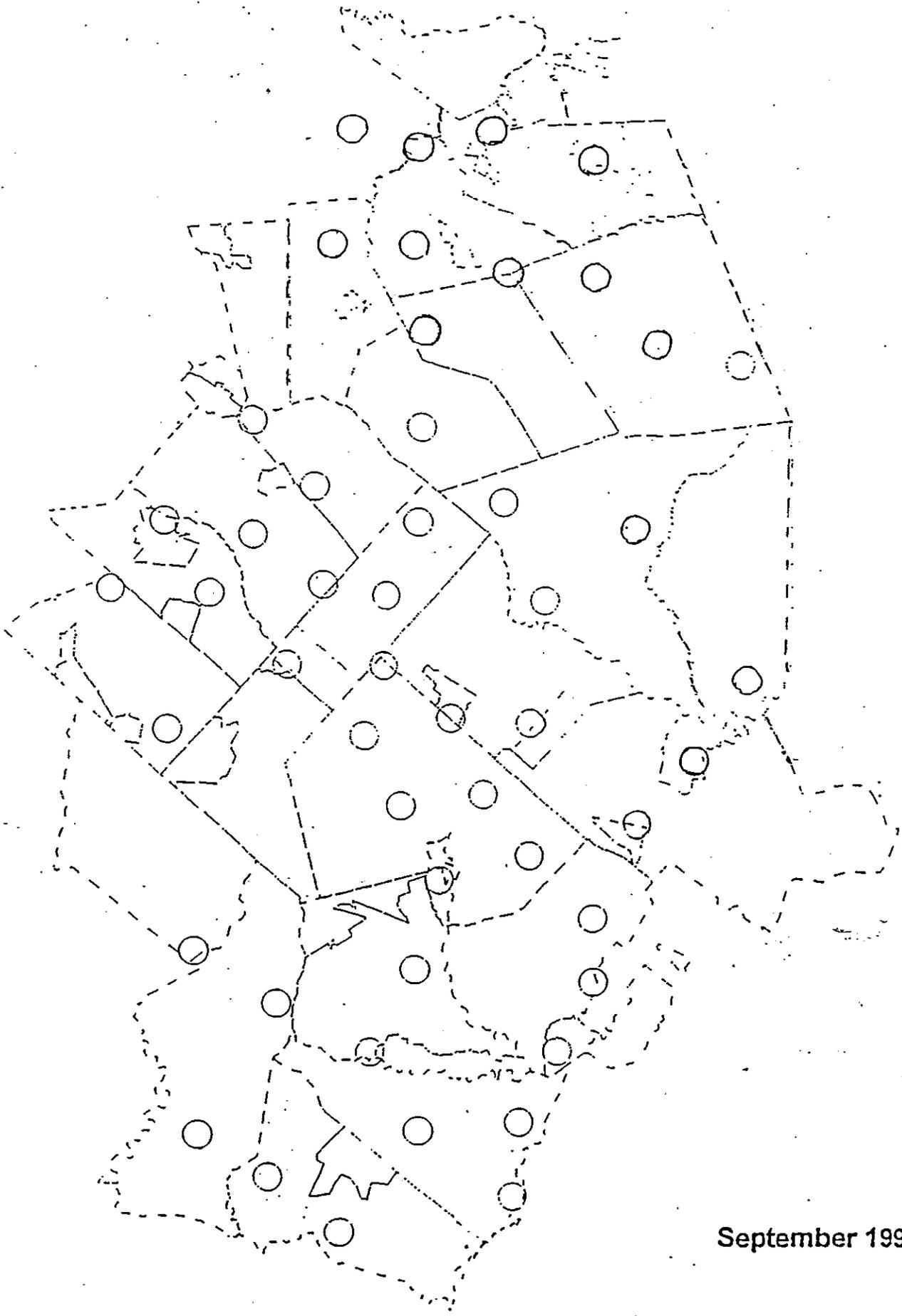
July 1997

- ▨ Proposed Tower Search Area
- Existing Tower Facility
- Pinelands Area Boundary
- - - Municipal Boundaries

Plan map created by Pinelands Commission staff based on information submitted by Bell Atlantic Mobile Systems, Inc., Concept/Collector One and Nextel.
 For further information regarding the proposed Cellular Facilities Plan, please contact Andrea Helms of the Pinelands Commission at (609) 894-3342 or see the Pinelands Commission web page at <http://www.state.nj.us/pinelands/>.

EXHIBIT D

**PROPOSED CELL LAYOUT FOR SPRINT PCS
IN NEW JERSEY PINELANDS**



September 1997

GIORDANO, HALLERAN & CIESLA

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW
125 HALF MILE ROAD

POST OFFICE BOX 190

MIDDLETOWN, NEW JERSEY 07748

(732) 741-3900

FAX: (732) 224-6599

441 EAST STATE STREET
TRENTON, NEW JERSEY 08625
(609) 695-3900

PLEASE REPLY TO: MIDDLETOWN

DIRECT DIAL NUMBER:

(732) 219-5486

DIRECT E-MAIL:

mgross@ghclaw.com

JOHN C. GIORDANO, JR.
JOHN R. HALLERAN
FRANK R. CIESLA
BERNARD J. BERRY, JR.
THOMAS A. PLISKIN
JOHN A. AIELLO
MICHAEL J. GROSS
RICHARD L. FRIEDMAN DA
GEORGE J. TYLER
JOHN A. GIUNCO
NORMAN M. HOBBS DA
EDWARD S. RADZELY
STEVEN M. BERLIN DA
SHARLENE A. HUNT

NICHOLAS P. KAPUR
LAURA N. ANDERSON
PAUL V. FERNICOLA DA
JAY S. BECKER
TIMOTHY D. LYONS
SEAN E. REGAN
DEBRA J. RUBENSTEIN
MICHAEL A. PANE
J. SCOTT ANDERSON

PHILIP D. FORLENZA
MICHAEL J. CANNING DA
PAUL H. SCHNEIDER
M. SCOTT TASHIY
MICHELE A. QUERQUES
DAVID P. CORRIGAN DA
EDWARD C. BERTUCIO, JR. A
ANDREW B. ROBINS
MICHAEL A. BRUNO
MARGARET B. CARMELI
KURT E. ANDERSON
PAUL T. COLELLA
STEVEN J. BRODMAN
GERALD P. LALLY

CRAIG S. VIRGIL
CHARLES A. CERUSI
PATRICK S. CONVERY
JACQUELINE DECARLO
GREGORY A. PETROFF
STEVEN M. DALTON
NICOLE DEVANEY
EDWARD C. NORMANDIN

COUNSEL:
ELIZABETH CHRISTIAN
ROBERT E. LINKIN
JOANNE S. GRAY

OF COUNSEL:
S. THOMAS GAGLIANO

JOHN C. GIORDANO
(1921-1949)

DA CERTIFIED CIVIL
TRIAL ATTORNEY

DA CERTIFIED CRIMINAL
TRIAL ATTORNEY

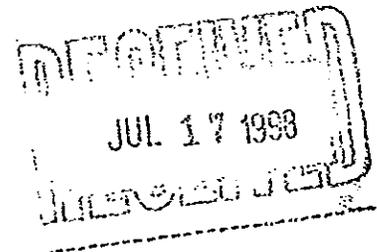
CLIENT/MATTER NO.

9164/006

July 16, 1998

VIA LAWYERS SERVICE #8573761

Terrance Moore, Executive Director
Pinelands Commission
15 Springfield Road
P.O. Box 7
New Lisbon, NJ 08064



Re: Comprehensive Plan for Wireless Communication Facilities in the Pinelands –
Response to Public Hearing Comments

Dear Mr. Moore:

On behalf of Bell Atlantic Mobile, Comcast Metrophone/Cellular-One and Nextel Communications, Inc., (the “Cellular Providers” or “CPs”) we herewith submit a response to several of the comments made at the July 9, 1998 public hearing, as follows:

1. There were substantial comments related to individual proposed sites. The CPs fully recognize that notwithstanding the contents of the Comprehensive Plan, applications for individual sites must be made to the Pinelands Commission and municipalities. During the course of those applications, the CPs will carefully evaluate and reevaluate the location of each facility to be certain that it meets the siting criteria of the Pinelands Commission Regulations to the maximum extent practicable. If this means moving an originally proposed location, this will be considered.

2. There was testimony questioning the need for new cellular facilities. Aside from the anecdotal evidence presented at the hearing, more importantly the CPs formulated radio plots, which were reviewed by Pinelands Commission staff and consultants. We believe that these radio plots verify the need for the proposed facilities. Although these radio plots are proprietary for planning purposes, they are disclosed when individual site applications are made. Additionally, the CPs maintain that the establishment of technical need for service lies within the sole jurisdiction of the FCC.

Terrance Moore, Executive Director

July 16, 1998

Page 2

3. A statement was made that there are electrified fences around the facilities. We would like to clarify the record and state categorically that there are no electrified fences around our facilities, either existing or proposed.

4. There was an allegation of potential groundwater contamination. There are over 17,000 cell sites nationwide and there has been no identified groundwater problem caused by installation of foundations for towers. In addition, the CPs will follow all construction code requirements. An issue was also raised that lightning might strike fuel sources stored at facilities. There has never been a fire at any of our 4,000 facilities caused by lightning strikes and the commenter did not reference any specific instances.

5. Issues concerning noise and light impacts were raised. These are dealt with in the site planning process and are governed by local ordinances.

6. There was opposition expressed to towers in the Preservation & Forest Areas. The Pinelands Commission regulations specifically contemplate towers in those areas. Furthermore, cellular customers are entitled to service wherever they are, whether it be in the Preservation Area or the Regional Growth Area.

7. There were some comments indicating that the proposed locations of these facilities were not specific enough and were only approximate. The proposed approximate locations comply with the Pinelands Commission regulations at N.J.A.C. 7:50-5.4(c)6, which only requires the plan to provide approximate locations of all proposed facilities. This recognizes the business realities of attempting to site cellular facilities as well as the fact that this is a five to ten year master plan.

8. There were concerns raised that the removal of one facility from the plan would impact all other facilities. The CPs have taken into account impact on adjacent facilities. The removal of one facility or the relocation of one facility will not impact all other facilities. Furthermore, the CPs are required by their FCC License and the Telecommunications Act of 1996 to service the entire Pinelands Area.

9. There was a concern raised as to the impact of cellular towers on military flights. All proposed site locations must be filed with the Federal Aviation Administration for review and approval.

10. Merely to clarify the record, the height of site 7 is proposed at 180 feet and is designed to expand to 200 feet. We have no knowledge of the origin of the 318 or 368 feet referenced at the public hearing.

GIORDANO, HALLERAN & CIESLA
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

Terrance Moore, Executive Director
July 16, 1998
Page 3

11. There was a reference to satellite technology. This is responded to in the Comprehensive Plan. This technology is not commercially available and the CPs cannot wait for future technology since their FCC license requires adequate service at the present time.

12. There was an inference that the CPs did not want to site their facilities on existing Atlantic Electric towers. Not all CPs have fully negotiated leases or contracts with Atlantic Electric. We will consider Atlantic Electric structures for any proposed location, if they are practicable, as defined in the Comprehensive Plan.

13. There was a reference to a charge of \$6,000-\$7,000 per month to certain emergency service providers for colocation on the CP's towers. The CPs do not charge emergency service personnel rental fees for use of the tower structures throughout the Pinelands.

14. There was an allegation that the construction of these facilities causes a reduction in property values. There is no case of which we are aware that holds that cellular facilities cause a reduction in property values.

We greatly appreciate the opportunity to respond to some of the comments raised at the public hearing and look forward to a favorable recommendation to the Commission. Thank you for this opportunity to comment.

Respectfully submitted,

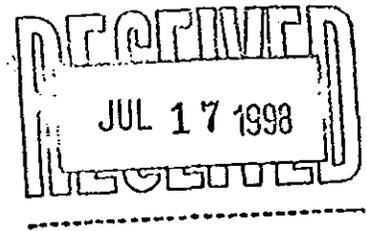


MICHAEL J. GROSS

MJG/ew

Borough of Woodbine

Municipal Building
809 Franklin Street
Woodbine, New Jersey 08270
(609) 861-2266
FAX: 861-2529



William Pikolycky
Mayor

Michael E. Benson
Solicitor

Frances P. Pettit
Clerk/Collector

July 15, 1998

Please reply to:
Michael E. Benson, Esquire
BUONADONNA, BENSON & PARENTI
1138 East Chestnut Avenue
Vineland, New Jersey 08360

The Pinelands Commission
P.O. Box 7
New Lisbon, NJ 08064

ATTENTION: TERRENCE MOORE, EXECUTIVE DIRECTOR

RE: COMPREHENSIVE PLAN FOR WIRELESS COMMUNICATIONS FACILITIES IN
THE PINELANDS

Dear Mr. Moore:

As Solicitor for the Borough of Woodbine, I am submitting this correspondence as follow up comment with regard to the Commission's cellular communications hearing held on July 9.

As you know, the Borough of Woodbine has expressed substantial concern over the originally planned location for a cellular tower in Woodbine. The location was Block 99, Lot 1, on Hamilton Avenue, in a region designated by Pinelands as Rural Development Area. The site is referenced in the Comprehensive Plan as Facility 23. The Borough of Woodbine considered the area inappropriate for such development, not in conformance with the Commission's standards for development in such region, and, moreover, the Borough stressed that there were existing structures available for siting a cellular antenna.

The new Comprehensive Plan submitted by the industry reflects that Bell Atlantic Mobile proposes relocating its facility from the restricted Rural Development Area to the unrestricted Regional Growth Area in Woodbine. The Plan does not yet specify a particular site, but it is clear that the Plan contemplates the construction of a new tower, since Facility 23 is described under that portion of the Plan entitled "Proposed Cellular Communication Facilities Which Are Unlikely To Be Located On Existing Structures." (See page 3 of the proposed Plan.)

While the Borough encourages avoidance of development in the Rural Development Area, it remains concerned that the Plan still ignores existing structures for location of a cellular antenna. The most obvious and relevant structures would appear to be the Borough's water tower as well as a State Police communications tower. Of

The Pinelands Commission
ATTENTION: TERRENCE MOORE, EXECUTIVE DIRECTOR
Page -2-
July 15, 1998

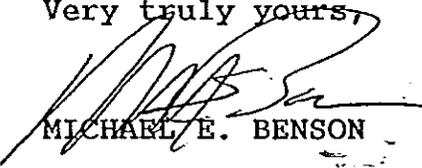
particular interest is the reference in the Plan, or Facility 23, to co-locating Comcast and Nextel with Bell Atlantic. Nextel has, in fact, negotiated with the Woodbine Municipal Utilities Authority (owner of the water tower) and agreed to locate its cellular antenna on the water tower. Attached hereto is a copy of correspondence dated July 8 from Cari Russo of Nextel addressed to the Solicitor for the Woodbine MUA reflecting that the Lease Agreement for the use of the water tower is being processed for final execution. Also attached is a copy of correspondence dated July 13 from Robin van Laer of Nextel reflecting that the Lease Agreement for the use of the water tower has been fully executed.

We firmly believe, and it is particularly underscored by the Lease Agreement with Nextel, that the Borough's existing water tower is a more than adequate facility for cellular requirements in the Woodbine area. We are further informed that Nextel is negotiating a location for a tower with the Township of Dennis. While it is our understanding that the proposed site (at or near the existing Township municipal complex) is outside the jurisdiction of the Pinelands Commission, it is clear that such a site, if utilized by Bell Atlantic, would more than sufficiently cover whatever concerns Bell Atlantic may have for extension of service through the Dennis Township area.

In light of the above, we would urge the Pinelands Commission to require that the industry more comprehensively explore the use of existing tower structures in the Borough, such as outlined above.

Thank you for your kind consideration.

Very truly yours,



MICHAEL E. BENSON

MEB:sjd
Enclosures

cc: Mayor William Pikolycky
Chairman Steve Zenyuk, Woodbine Planning/Zoning Board
William F. Harrison, Esq., Asst. Director, Project Review



Nextel Communications
Three Greenwood Square
3329 Street Road
Bensalem, PA 19020
215 633-6300 FAX 215 633-6340

July 8, 1998

Richard H. Daniels, Esq.
211 Buck Street
P.O. Box 727
Millville, NJ 08332

Re: Nextel/Woodbine Agreement

Dear Mr. Daniels:

Thank you for sending me the executed copies of the Agreement. Our property manager, Robin van Laer is processing those leases and will return two fully executed copies to you. Also you will receive a letter of introduction from her. She will be the point of contact for the MUA once my duties are complete.

Enclosed please find a set of drawings I believe address all the requirements in your letter of July 1. Please have your engineer review these as soon as possible. As soon as we have a written review and acceptance letter from your engineer, we will submit our application to the Pinelands.

As you review the attached plans, please call me with your questions and comments. You can reach me on my desk line at 215.633.6597 or on my cellular line at 215.416.3797.

Sincerely,


Carl Russo



NexTel Communications
Three Greenwood Square
3329 Street Road
Bensalem, PA 19020
215 633-6300 FAX 215 633-6340

July 13, 1998

To Whom It May Concern:

Please find enclosed, a fully executed Lease Agreement and a Certificate of Insurance for your records.

Please provide me with any keys and/or special access requirements pertaining to the leased premises at your earliest convenience (if any). Also, please provide me with an after hours emergency contact and telephone number.

If you have any zoning or construction related questions, please refer them to your leasing contact. I am the Property Manager whom will be managing this site after to construction process is complete.

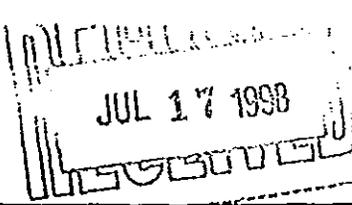
We look forward to a mutually beneficial relationship with you.

Sincerely,

Robin van Laer
Mid-Atlantic Region Property Manager

Enclosures

Thomas Glynn



4772 Pleasant Mills Road
Hammonton NJ. 08037

Email tp2glynn@bellatlantic.net

July 16, 1998

Dear , Commissioners

I would like to add the following comments to the testimony I gave at the hearing in Mays Landing on July 9. If you follow the regulation 7.50-5.4 as it is now written , the siting of tower 16, as proposed by Bell Atlantic, to site the tower on the property of the Sweetwater Vol. Fire Company, would violate several of the provisions of this regulation. Section c- subsection v states the tower must minimize visual impacts as viewed from existing residential dwellings located on contiguous parcels. Placing this tower between my dwelling and the fire house is hardly minimizing visual impact. This siting would also impact various other dwelling in the area, but since the plan had not been approved, or the site submitted, I thought the existing regulations would prevail in preventing the siting of this tower at this location. It seems I was probably mistaken, as I have observed soil testing and various other preliminary steps that must be taken before building any structure. I am concerned that this tower will be placed between my septic system and the system for the Fire house. At the present time, the septic for the fire house is experiencing problems and building a retention basin, as included in the plans, would only add to these problems and possibly affect my system. I am also concerned if there is a fall zone connected with these towers. If so, my dwelling would be within the 200 or even 150 feet of a tower at this site.

I consider the area where I reside, one of the more scenic and fragile pieces of the Pines. I live within 400 yards of the Mullica River, at the confluence with the Batsto river. In keeping with the provision in 7.50.5.4, the towers must minimize the visual impact to specified river corridors and to areas of low intensive recreation . I feel this site does not qualify in either regard.

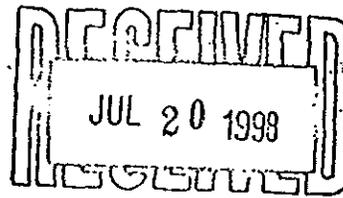
I attended a plan review at the fire house where the representative from Bell Atlantic stated that this site would not require them to construct any roads or run utilities. The cost to the providers of cellular service should not be a consideration to the CMP, as they are the ones asking to construct these towers. I realize that they must be cost effective, but not at the expense of the pinelands or to property owners affected by this construction.

There are other sites within the radius of five miles, and many sites closer than five miles, that would comply with the guidelines cited in 7.50.5.4. I would ask the Commission to keep these considerations in mind when approving or disapproving the CMP, and if approved, the specific sitings.

The Mullica River is enjoyed by many people, both from N.J. and elsewhere. It deserves our protection and does not need the intrusion of technology, in the form of towers, to its many wonderful and scenic views.

Thank You

Thomas Glynn



FAXED
7-16-98

July 16, 1998

Jack J. Salemi
5 Bridlewood Ct.
Tabernacle, NJ 08088

Mr. Terrence Moore
Mr. John Stokes
Pineland Commission
P.O. Box 7
New Lisbon, NJ 08064

Dear Mr. Moore & Mr. Stokes,

Thank you for the opportunity to testify at the July 7, 1998 Mays Landing Cellular Tower meeting.

Can you please have the industry provide the exact engineering data used to determine each site location proposed in their new plan, especially site #7 at Ward Sand and Gravel Co., located in Chatsworth, Woodland Twp. NJ.

I strongly feel that this site should be moved out of the Pristine Preservation Forest area, as proposed now, and constructed at Rt. 206 and Rt. 70, at the Dept. of Transportation. We have existing comcast cellular service here now.

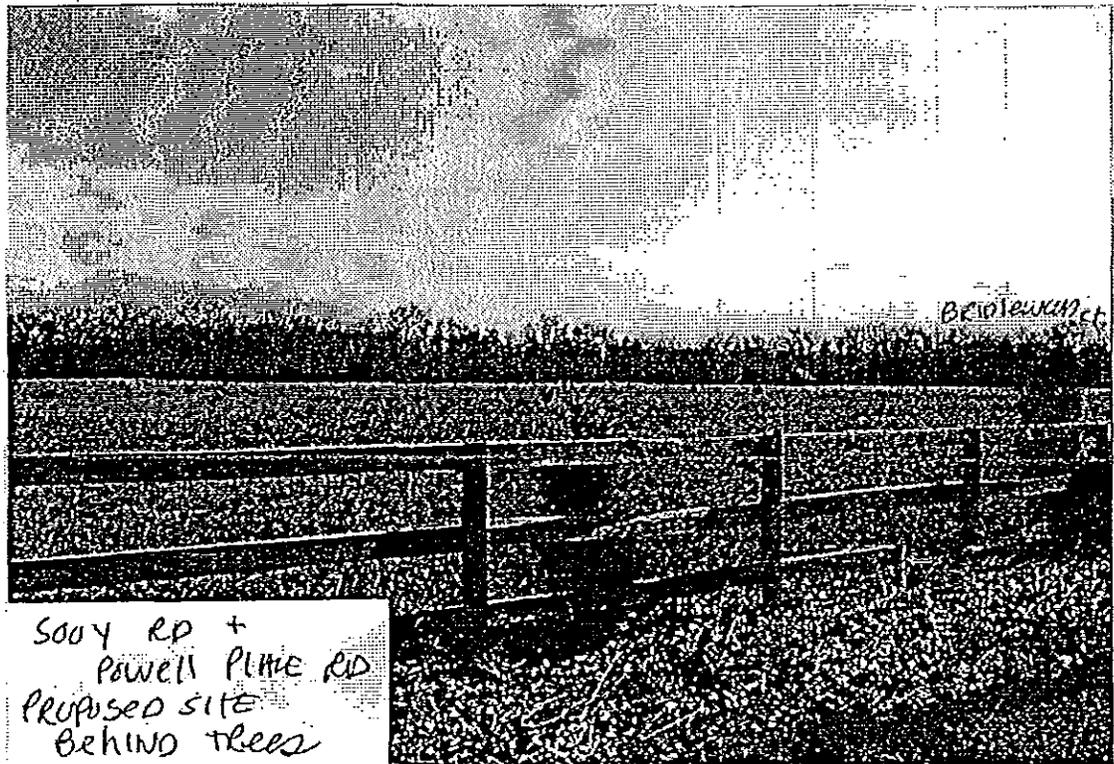
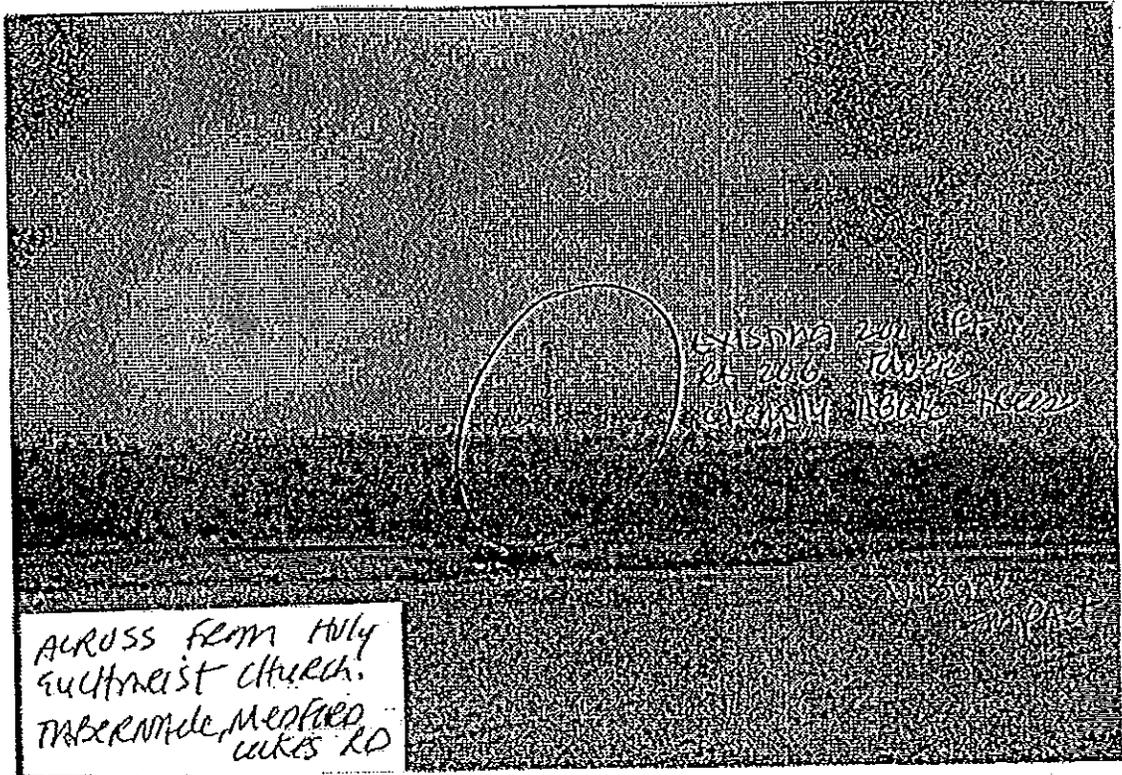
I am amazed at why the cellular industry plans do not unite with the Atlantic Electric Co. existing structures or any other existing structures for co-habitation. Their greed and ignorant direction concerning co-habitation and doing what is right for the industry development will cause the public to constantly battle their direction.

Please keep me informed of all developments concerning this issue. I greatly appreciate your strong stand on Preserving our Beautiful Pristine Pineland Forest region.

Sincerely,

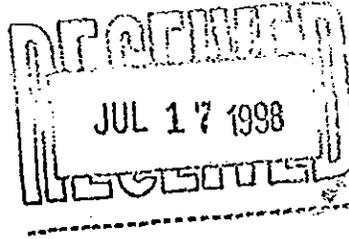
A handwritten signature in cursive script, appearing to read "Jack J. Salemi". The signature is written in dark ink and is positioned above the printed name.

Jack J. Salemi



Also enclosed was a copy of "The Effects of
the Telecommunications Act of 1997 on the
Infrastructure of Atlantic Electric" distributed at
P.L. Hearin July 9, 1998 - appears previously in this
document

The Pinelands Commission
P.O. Box 7
New Lisbon, N.J. 08064



July 16, 1998

A letter to the Pinelands Commission concerning
Cell Site Designation PHI-EVE2, Application # 980272.01

I am writing this letter to implore you to reject the Bell Atlantic Mobile proposal to construct a cellular communications tower in the Little Mill Acres residential development in southern Evesham township. The proposed 200' high tower would rise up approximately 100' feet away from the home of one neighbor, 200' from the home of another neighbor, and about 300' from my home. Our pristine Pinelands residential community of about 50 upper-middle-class homes would suddenly have a skyline dominated by this tower.

After first hearing of this proposed tower 3 weeks ago, I was directed to the Pinelands Commission web site where an excerpt from the 'Comprehensive Plan for Wireless Communications Facilities in the Pinelands' was published. This document described the Cellular Providers plan to improve the quality and range of their cellular service throughout the Pinelands, and the Pinelands Commission's regulations to ensure minimum impact to the Pinelands area. Regulation 7 requires that the Cellular Providers use existing structures wherever possible. Regulation 8 requires that when a new tower must be built because there are no viable alternatives, that tower is to be sited to avoid visual impacts to scenic areas and residential areas.

While not an expert in analog cellular technology, as Network Manager of a Fortune 100 company, I do have some familiarity with wireless communications. I decided to survey the area surrounding the proposed tower site. The Cellular Providers 'Comprehensive Plan' notes that they perform a general survey for suitable existing structures within a 5 mile radius before proposing a new tower. By venturing less than 2 miles from the proposed tower site, I encountered several existing structures that would appear to be viable alternatives. The attached map pinpoints 2 water towers, a Sprint PCS tower, and a whole string of electric power towers - all at a greater height than the stated requirement, and all within 2 miles of the proposed new tower. By extending the search to a 5 mile radius, there are literally dozens of apparently viable existing structures.

I next visited the county library where the 'Comprehensive Plan' in its entirety (not just the excerpt I was using) is available for public review. Surely the Cellular Providers must have found those same existing structures that I found, and reasons why these existing structures were found unacceptable would surely be documented in the 'Plan'. There is one page in the 'Plan' that lists existing structures across the Pinelands. This list identifies only one existing structure in towns neighboring this proposed site (an unnamed tower in Berlin, identified by longitude and latitude, that I assume is the Berlin Water Tower). For this structure, nor for all the other structures on that page, is there any indication as to whether the structure would be used or could be used. In summary, there was no useful information on existing structures in the 'Comprehensive Plan'.

My wife and I, along with some neighbors, attended the Pinelands Commission's session held to solicit public comment on the 'Comprehensive Plan'. At that session, we

were made aware that while the Pinelands-wide 'Comprehensive Plan' was not yet approved by the Commission, Bell Atlantic Mobile (BAM) has already submitted an application to the Commission to erect their tower in our community.

Along with the tower application is an Environmental Impact Report, provided by Bell Atlantic Mobile, specific to the Little Mill Acres Tower (Cell Site Designation PHI-EVE2). I was amazed to find that there is still no information provided on existing structures investigated and reasons these alternatives were rejected. Equally amazing to me is the way in which they describe our community and it's surroundings in their report.

The BAM Environmental Impact Report Project Narrative section states that 'adjacent to the site, in the Northern and Eastern direction is a residential type development, in the Western direction is a densely populated deciduous tree region. More specifically, about 100 feet to the north is the Little Mill Acres community, and about 50 feet to the west is the Moore YMCA children's camp.

The Planning Compliance Statement section states that the proposed site is 'located on Chestnut Street in the Southern portion of the Township, north of the Marlton Lakes vicinity and between Hopewell and Kettle Run Road. That describes exactly the location of the Little Mill Acres development, but as elsewhere in this submittal, references to Little Mill Acres are conspicuous by their absence. This despite a big wooden sign with some attractive landscaping at the entrance to our community (provided voluntarily by some neighbors).

The Planning Compliance Statement further states that the proposed facility will meet the needs of Evesham Township, Medford, Waterford, Berlin, Voorhees Township, and Berlin Boro. Several of these areas are not even in the Pinelands - in fact the proposed tower siting is only about ¼ mile inside the Pinelands border. Does this represent 'a demonstrated need to locate the facility in the Pinelands' ?

The Planning Compliance Statement goes on to say the Comprehensive Plan 'further demonstrates the need for this particular communications facility in this vicinity of the Pinelands'. I quote from the Plan: 'This facility is proposed by Bell Atlantic Mobile and is located in Evesham within the "height restricted" area. This facility is required for coverage.' That's it! No other information provided! No other references to this tower! Again, a clearly demonstrated need?

Continuing with the Planning Compliance Statement: '... there is no existing structure with the necessary height or structural capacity to be expanded to the necessary height for multiple users, in the area where this service is proposed in order to provide the required coverage.' As stated before there are at least 8 existing structures within 2 miles - all at a greater height than the stated requirement, and all apparently structurally capable (water towers, electric towers). Since Bell Atlantic is currently the *only* Cellular Provider that requires this tower, it would seem that just putting their service on an existing structure would solve the problem.

Concerning recreation facilities and campgrounds at Marlton Lakes and the YMCA children's camp lakes: 'The dense forest areas between the proposed tower site and these recreation areas, as well as the distance, will eliminate or minimize visual impacts and any direct line of sight of the tower. A visit to Marlton Lakes would make one question that assertion. Many years ago, the Berlin Water Tower was erected to the dismay of Marlton Lakes residents. Despite an abundance of trees *around* the

lake, the trees do little to block the view *across* the lake. This proposed cellular tower would dominate the northern skyline much as the Berlin Water Tower does the southern vista. The problem would be even greater for the YMCA camp lakes given their much closer proximity (less than 1000 feet) to the proposed tower site.

Another dubious claim: 'the nearly continuous and medium dense growth of trees at the edge of the cartway of Chestnut Avenue and the other local roads in the vicinity will minimize line of sight to the tower for travelers of these roads.' Chestnut Street has dense foliage at one end near Hopewell and at the other end near Kettle Run. For the long stretch in between, particularly on the tower side of the road and including the property hosting the proposed site, the tree density is sparse. In addition, the other local roads (specifically Deerfield Rd., Long Ave., Hampshire Ct., and Yorkshire Ct. in Little Mill Acres) will have a clear line of sight to the tower for an estimated 75% of their combined length. Most of the homes will also have a clear line of sight to the tower.

Lastly, and possibly the most outrageous of all the statements, the Planning Compliance Statement describes how the 'combination of setback, proposed landscape buffer and existing forest or tree stands will serve to minimize visual impacts from the surrounding properties.' I leave it to the reader to picture the scene: **my neighbors sitting on their back deck... 100 feet away stands a 200 foot high lattice tower... fortunately, the visual impact is minimized by a ring of 10 foot tall Virginia Pines growing around the base of the tower.**

Just one final thought. If indeed a tower must be built, is the optimal site one that is in a Rural Development zone, within 100 feet of a residential neighborhood on one side and 100 feet of a children's camp on the other? Again, a quick survey of the surrounding area would suggest three obviously better alternatives. To the north of Little Mill Acres is the abandoned Aero Haven airport. This property is large enough that a site could be found that minimizes visual impact to all. An even better location would be the abandoned Marlton dump a little over 2 miles north of the proposed site, which again would result in minimal visual impact.

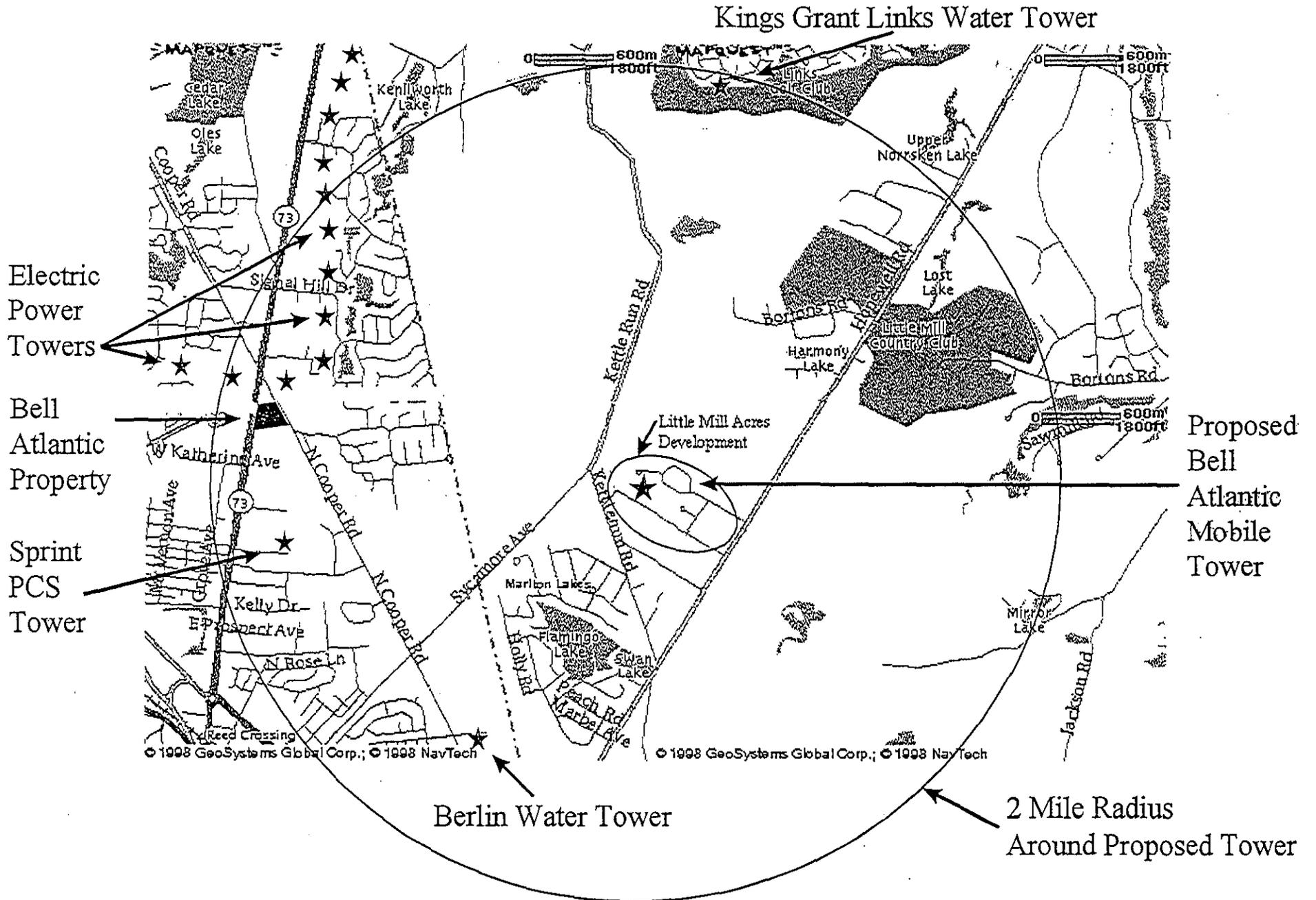
However, the best and most obvious location, should a new tower truly be required, can be found less than 2 miles to the west of the proposed site. This property is outside the Pinelands area. It is located on the border of Berlin and Voorhees (two of the towns to be served by the proposed tower) at the intersection of Rt. 73 and Cooper Road, 2 major thoroughfares. It is located hundreds of feet from the electric power towers mentioned previously, and just up the street from the Sprint PCS tower mentioned previously. This would not be a case of spoiling a currently pristine area. The property is zoned Economic Industrial Business (EIB) and would support the erection of a tower. The friendly people at the Voorhees Municipal Building explained to me that a Dual Use variance would be required, but other than that the erecting of a tower at that site seemed appropriate. The 6 acre property hosts a building for service personnel, and a large parking area for the service vehicles. Visible inspection of the property shows that about 5 of the 6 acres are paved as a parking lot, and at least 2-3 of those acres are vacant. The property is block 303 lot 6 on the Voorhees tax map. The property owner is Bell Atlantic.

Thank you for your attention

A handwritten signature in black ink, appearing to read 'Glenn Orr', with a stylized flourish at the end.

Glenn Orr
3 Yorkshire Ct.
Little Mill Acres
Marlton, N. J. 08053
610-591-7118 (work)
609-767-3689 (home)

PHI-EVE2 Alternative Existing Sites



BURLINGTON COUNTY ASSOCIATION
OF CHIEFS OF POLICE
500 PEMBERTON-BROWNS MILLS RD.
PEMBERTON, N.J. 08068
609-894-7955

JUL 17 1998

July 16, 1998

State of New Jersey
The Pinelands Commission
15 Springfield Road
P.O. Box 7
New Lisbon, N.J. 08064

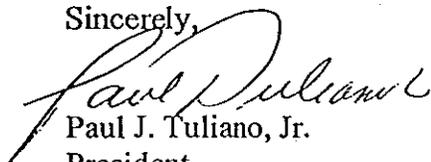
Re: Comprehensive Plan for Wireless Communications
Facilities in the Pinelands

Dear Chairman Sullivan & Members of the Commission:

Burlington County, in conjunction with the municipalities throughout the County, are currently deploying equipment to allow various emergency and public safety entities to utilize a wireless data service (CDPD) provided by Bell Atlantic Mobile.

This service will promote public safety throughout Burlington County, including the Pinelands Management Area. We support the "Comprehensive Plan for Wireless Communications Facilities in the Pinelands" submitted by the cellular carriers which, when implemented, will improve coverage throughout Burlington County and the Pinelands Management Area, thereby allowing these agencies to take full advantage of this technology.

Sincerely,



Paul J. Tuliano, Jr.

President

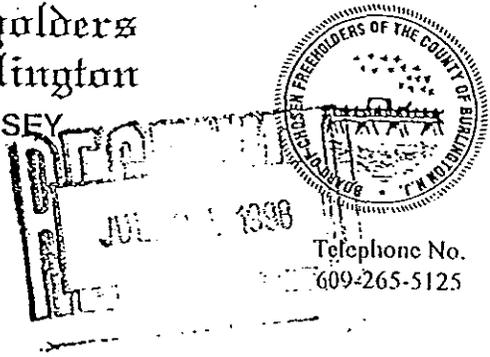
Burlington County Association
of Chiefs of Police

Board of Chosen Freeholders
Of The County of Burlington

MOUNT HOLLY, NEW JERSEY

08060

Clerk of the Board
Office of Data Processing
P.O. Box 6000
49 Rancocas Road, 1st Floor
Mount Holly, NJ 08060



July 17, 1998

State of New Jersey
The Pinelands Commission
15 Springfield Road
P.O. Box 7
New Lisbon, New Jersey 08064

RE: Comprehensive Plan for Wireless Communications Facilities in the Pinelands

Dear Chairman Sullivan and Members of the Commission,

Burlington County, in connection with the municipalities throughout the County, is currently deploying equipment for the use of substantially all police, fire and emergency medical service entities. This equipment requires the use of the cellular digital packet data (CDPD) method of communication provided by Bell Atlantic Mobile.

CDPD will become an essential component for the public's safety throughout Burlington County, including the Pinelands Management Area. As the individual responsible for supervising the general Data Processing function for the County of Burlington I support the "Comprehensive Plan for Wireless Communications Facilities in the Pinelands" submitted by the cellular carriers. I believe that when this plan is implemented, it will greatly improve our police, fire and EMS services ability to provide responsive coverage throughout Burlington County and the Pinelands Management Area.

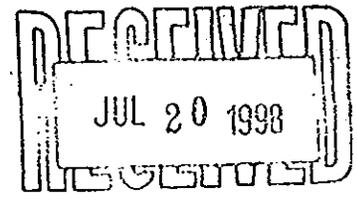
Respectfully yours,

John P. Butler, C.P.A.
Chief Accountant/Data Processing Coordinator



United States Department of the Interior

NATIONAL PARK SERVICE
Chesapeake/Allegheny System Support Office
U. S. Custom House
200 Chestnut Street
Philadelphia, PA 19106



IN REPLY REFER TO:

L32(PHSO/S&P-C)

July 16, 1998

Terrence D. Moore, Executive Director
The Pinelands Commission
P. O. Box 7
New Lisbon, NJ 08064

Dear Mr. Moore:

Thank you for the opportunity to comment on the application submitted by Bell Atlantic Mobile, Comcast Metrophone/Cellular-One, and Nextel Communications, Inc. for Pinelands Commission certification of a Comprehensive Plan for Wireless Communication Facilities in the Pinelands. As you are aware, both the Great Egg Harbor and Maurice Rivers are units of the National Park System under the National Wild and Scenic Rivers System. Two towers were identified for placement within the ¼ mile federal designated boundary of these rivers. The following comments are related to the placement of these new towers, specifically Facilities #14 and #21.

- This Master Plan does not include particulars about specific sites, but rather sets forth a framework, making it extremely difficult to evaluate the potential detrimental visual and environmental effects of new towers in both federally designated river corridors.

We are concerned about the possible affect that Facility #21 may have on the scenic viewshed of the Manumuskin River, described as a "pristine, completely undisturbed natural river system" in the Pinelands Comprehensive Management Plan (page 36, 1980), and designated as "scenic" under the National Wild and Scenic River System criteria.

In addition, Facility #14 lists a proposed facility in the "general vicinity of the Great Egg Harbor River...but not so close in proximity that it is likely to visually intrude upon the river." Once again, not knowing the exact location, nor having the opportunity to view any applications received, makes evaluating the potential impacts of this proposed facility virtually impossible.

- Given the need to protect both the recreational and scenic resources of the Maurice and Great Egg Harbor Rivers, it is difficult to understand how mitigation can be

achieved when the proposed towers will not comply with the "height restricted" areas and may possibly be visible from the river.

- It is our understanding that Pinelands staff tried to ensure that the "least number" criteria is met. Since there is no narrative assessment of how the companies arrived at the final number listed in the Master Plan, it is difficult to conclude that the "least number" is accurate. We recognize the companies' desire to provide seamless coverage in New Jersey; however, once again there is no narrative explanation of where coverage gaps exist or what possible co-located facilities were evaluated and dismissed.

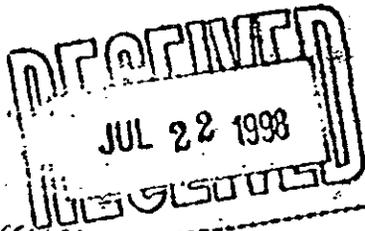
Based on the information contained in the Master Plan, we find it difficult to adequately assess the potential impacts of the proposed towers as they relate to the Maurice and Great Egg Harbor National Scenic and Recreational Rivers. It is our opinion that placement of a tower within the ¼ mile federal boundary contradicts recommendations made in both the Great Egg Harbor River "Final Guidelines for Local River Management Plans" and draft Great Egg Harbor River "Comprehensive Management Plan" and may adversely affect significant resources. In addition, any intrusions in the "pristine" Manumuskin River corridor should be avoided.

We would be pleased to review any additional details that you can provide about these two towers that can alleviate our concerns. Thank you for the opportunity to comment.

Sincerely,


for Mike Gordon, Group Manager
Conservation Assistance

Cc: Steve Kehs, Cumberland County
Julie Akers, Great Egg Harbor Watershed Assoc.



Pinelands Commission
New Lisbon, N.J.
08064

7-20-98
Bob Harbinson
105 Deerfield Ave
Evesham, N.J.
08053

Ref: Comprehensive Plan
appl: 98-0272.01

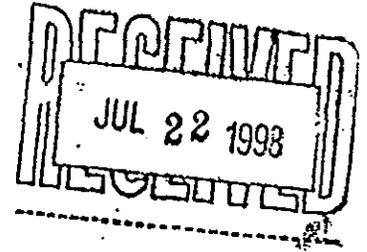
MR. MOORE,

I'm against the proposed tower being built in my neighborhood. I moved here 12 years ago because of the natural beauty of the area and the PROTECTION OFFERED BY the Pinelands Commission against this kind of development.

Sincerely,

Bob Harbinson

Marlton Lakes Civic Association
222 Lakeshore Drive
Evesham Township, NJ 08053
July 24, 1998



re: Cellular Telephone Towers Comprehensive Plan in the Pinelands

Dear Mr. Moore:

The Marlton Lakes Civic Association of Evesham Township wishes to comment on the proposed Cellular Telephone Towers Comprehensive Plan for the Pinelands. The guidance given by the Pinelands Commission to the cellular providers to ensure the "least number" of facilities, and to use existing structures wherever possible is a position we support. However, because site specific proposals are not delineated, approval for the conceptual plan is problematic.

In examining the plan, we have noted a seeming inconsistency with the guidance regarding proposed tower #9, a new structure to be located in southern Evesham Township. It appears the proposal for this new structure violates the guidance that existing structure be used when feasible in the "height restricted region covering the Agricultural Production Area, Rural Development Area, and Select villages (blue shaded area). The Cellular Providers(CP's)s are required to verify that no existing suitable structure exists within the immediate vicinity of the proposed facility.

As noted on the enclosed map, three existing water towers that are existing suitable structure are located within three miles of the proposed yellow triangle site #9 (Group 1 facility).

These existing locations are:

1. Water Tower, Cooper and Taunton Road, Berlin Township
2. Water Tower, Kings Grant Golf Links, Evesham Twp.
3. Water Tower, Kings Grant, Connecting Way, Evesham Twp

In fact, Berlin Township Ordinance 1997-12 specifically identifies two specific sites for the location of commercial antennas or towers, at Block 2401, Lot 1, in the I zone and the Berlin Borough Water Tower at Block 2103, Lot 8.02.

In light of three existing suitable structures, we urge the Pinelands Commission to require that proposed facility 9 be reclassified from Group 1 to Group 2, cellular facilities which may be located on existing structures (green triangles), thus fulfilling the goal of limiting the construction of new facilities to the least number.

This request takes on added urgency in the light of negotiations between Cellular Providers and a property owner in a residential area on Chestnut Avenue in southern Evesham Township. Neighbors within 100 feet of the proposed facility are justifiably concerned for their health and safety. We see no reason for the siting of a tower facility in a residential neighborhood when three water towers within three miles of the Chestnut Avenue site provide reasonable alternative existing sites.

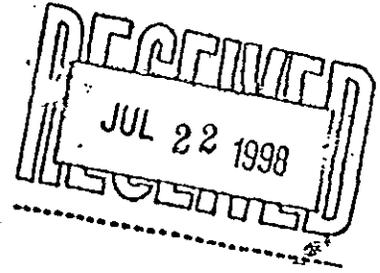
By requiring proposed facility #9 to locate on nearby structures, 1 of 16 proposed new structures can be eliminated. These comments are limited to review of facility #9, and do not constitute an endorsement of the remaining 15 proposed new structures. The Marlton Lakes Civic Association questions the validity of the comprehensive proposal and urges it be reconsidered.

Sincerely,


Jennifer Borys
Secretary

cc: Mayor Gus Tamburro, Evesham Township
Florence Ricci, Evesham Township Manager

Marlton Lakes Civic Association
222 Lakeshore Drive
Evesham Township, NJ 08053



July 24, 1998

Terry Moore, Executive Director
Pinelands Commission
P.O. Box 7
New Lisbon, NJ 08064

re: Cellular Telephone Tower Application 98-0272-01

Dear Mr. Moore:

I am writing on behalf of the Marlton Lakes Civic Association, representing 350 families in the southern portion of Evesham Township. We are neighbors of the proposed cell phone tower mentioned above (Block 66, Lot 1.01 and 1.02), and live within a range of 500 to 2000 feet of the applicant. We are concerned about the danger to the safety and health of the residents and the environment from potentially damaging effects of electromagnetic fields, damage to groundwater (we are all on domestic potable shallow wells), and damage to property values and aesthetic values in the area.

We are further concerned that the proposed cell phone tower is proposed in a residential neighborhood, and borders a YMCA Camp on Kettlerun Road. Residents are living within approximately 100 feet of the proposed structure, and within the "fall zone" of the tower. Up to 100 children a day utilize the YMCA Camp on the adjacent property during the summer months.

Additionally, we don't believe this application is consistent with Evesham's zoning code (160.37) which does not permit tanks, towers, or other structures for water, electricity, radio or telephone in residential zones.

Recently you held a public hearing about the proposed Cellular Telephone Towers Comprehensive Plan for the Pinelands. The guidance given by the Pinelands Commission to the cellular providers (six criteria in N.J.A.C 7:50-5.4(c)4) to ensure the "least number" of facilities, to use existing structures wherever possible, and to locate facilities in non-residential zones is a reasoned approach which the Marlton Lakes Civic Association supports.

The application cited above seems inconsistent with the guidance regarding proposed tower #9, a new structure to be located in southern Evesham Township. It appears the proposal for this new structure violates the guidance that existing structure be used when feasible in the "height restricted region covering the Agricultural Production Area, Rural Development Area, and Select villages (blue shaded area). Southern Evesham is in the Rural Development Area. The Cellular Providers (CP's) are required to verify that no existing suitable structure exists within the immediate vicinity of the proposed facility.

As noted on the enclosed map, three existing water towers that are existing suitable structure are located within three miles of the proposed yellow triangle site #9 (Group 1 facility), currently under Pinelands Commission review as Application 98-0272-01.

These existing locations are:

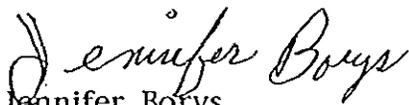
1. Water Tower, Cooper and Taunton Road, Berlin Township
2. Water Tower, Kings Grant Golf Links, Evesham Twp.
3. Water Tower, Kings Grant, Connecting Way, Evesham Twp

In fact, Berlin Township Ordinance 1997-12 specifically identifies two specific sites for the location of commercial antennas or towers, at Block 2401, Lot 1, in the I zone and the Berlin Borough Water Tower at Block 2103, Lot 8.02.

In light of three existing suitable structures, the Pinelands Commission should amend the plan to require that proposed facility 9 be reclassified from Group 1 to Group 2, cellular facilities which may be located on existing structures (green triangles), thus fulfilling the goal of limiting the construction of new facilities to the least number, and avoiding residential areas. Such a reclassification would render the current application moot, because it would not meet the above two criteria.

The need has not been demonstrated for the siting of a tower facility in a residential neighborhood when three water towers within three miles of the Chestnut Avenue site provide reasonable alternative existing sites. Therefore the Marlton Lakes Civic Association requests that the Application 98-0272-01 be denied.

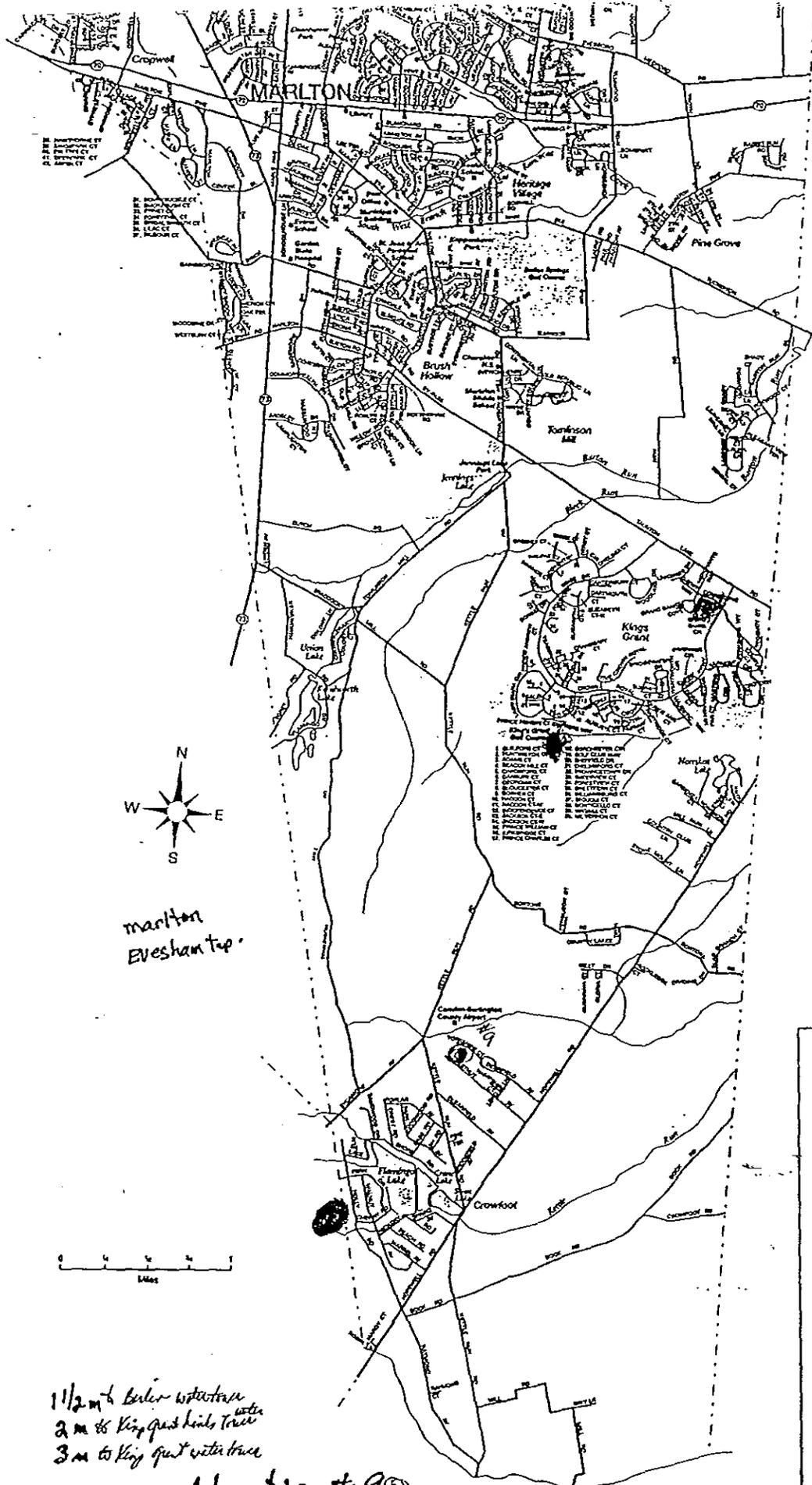
Sincerely,



Jennifer Borys,
Secretary
Marlton Lakes Civic Association

cc: Mayor Gus Tamburro, Evesham Township
Florence Ricci, Evesham Township Manager

11
10
9
8
7
6
5
4
3
2
1



1 1/2 mi to water tower
2 mi to King quit hills tree
3 mi to King quit water trace

proposed Location # 90
existing water tower structures

Board of Chosen Freeholders
Of The County of Burlington

P.O. BOX 6000

MOUNT HOLLY, NEW JERSEY

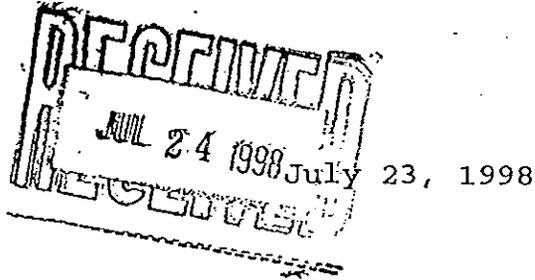
08060



OFFICE OF THE
BURLINGTON COUNTY FREEHOLDERS

Theresa D. Brown
Vincent R. Farias
Philip E. Haines
William S. Haines, Jr.
James K. Wujcik

Frederick F. Galdo
County Administrator/
Board Clerk
609-265-5020
Fax: 609-702-7000



Terrence D. Moore
Executive Director
Pinelands Commission
P.O. Box 7
New Lisbon, NJ 08064

Re: Comprehensive Plan for Wireless Communications
Facilities in the Pinelands

Dear Mr. Moore:

Reference is made to the public hearing convened on the above-captioned subject July 9, 1998 in Hamilton Township, Atlantic County.

The revised cellular plan has been reviewed by Burlington County staff, including our 9-1-1 Emergency Coordinator. The Commission is to be commended for its efforts to encourage co-location of equipment on existing structures and proposed new towers. From a public safety perspective, Burlington County believes that the proposed cellular plan will have a positive impact upon the ability of citizens to contact our 9-1-1 emergency system in times of need.

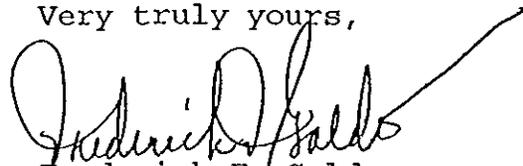
We are also in the process of planning upgrades and/or a replacement of our county-wide public safety radio communications system. This system is responsible for providing dispatch services to all of the fire departments and emergency squads in Burlington County, as well as, a majority of the police departments. Tower 16 in the proposed plan is a new site currently anticipated to be situated adjacent to the Sweetwater Fire Station. Construction of this tower by Bell Atlantic is strongly encouraged, since the site will play an integral role in Burlington County's new radio system.

The County does need to establish other tower locations within the Pinelands area if we are to provide the level of emergency communications that is required. We are evaluating other sites identified in the plan, to determine 1) if they can meet the county's needs insofar as the coverage area is concerned; and 2) if it is possible to co-locate county radio antennae on facilities owned and/or constructed by other users.

Page 2
July 23, 1998
Comprehensive Plan for
Wireless Communication

Again, and on behalf of the freeholders, I must underscore that our concern is public safety. Eliminating the communication gaps in both the existing cellular coverage and in the county-wide public safety communications network is paramount if we are to provide our residents with the ability to be located and assisted in times of emergency.

Very truly yours,



Frederick F. Galdo
County Administrator/Board Clerk

FFG/gw

cc: Board of Chosen Freeholders
Evan H. C. Crook, County Solicitor
William Connors, Director/Public Safety
Jeff Matheson, 9-1-1 Coordinator
Harold L. DeLaRoi, Management Specialist

WILLIAM P. CLOYES

JUL 27 1998

31 WEST 87TH ST.

BRIGHTON BEACH, NJ

0800 863361

JULY 23, 1998

HONORABLE CHAIRMAN

PINELANDS COMMISSION

DEAR SIR:

I STRONGLY URGE YOU AND THE MEMBERS OF THE COMMISSION TO OPPOSE NEW CONSTRUCTION, PARTICULARLY CELL-PHONE TOWERS THAT THE COMMUNICATIONS INDUSTRY WANTS TO ERECT IN THE "PYGMY PINE" FOREST OF NEW JERSEY. WE DROVE THROUGH THE FOREST YESTERDAY ON ROUTE 72, WITNESSED ITS BEAUTY AND DECLARED THAT IT WOULD BE CRIMINAL TO FILL THIS BEAUTIFUL FOREST WITH "SIGHT POLLUTION" FROM CELL-PHONE TOWERS.

MY TELEPHONE AND TV LINES TO MY HOME ARE UNDERGROUND, AND I WISH IT WERE OVER-

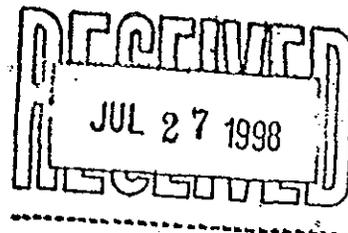
20
A LAW THAT ALL ELECTRIC
LINES WERE PLACED ^{80 FT} UNDER -
GROUND. TELEPHONE POLES
AND POWER LINES ARE A
TERRIBLE SOURCE OF SIGHT
POLLUTION IN OUR COMMUNITIES.
PLEASE DO NOT LET THE
PINELANDS BECOME POLLUTED
WITH UNSIGHTLY CELL-PHONE
TOWERS. LET BELL ATLANTIC'S
NETWORK ENGINEERING DEPT.
TO COME UP WITH OTHER
OPTIONS.

Sincerely,

William P. Cloyer

Borough of Woodbine

Municipal Building
809 Franklin Street
Woodbine, New Jersey 08270
(609) 861-2266
FAX: 861-2529



William Pikolycky
Mayor

Michael E. Benson
Solicitor

Frances P. Pettit
Clerk/Collector

July 24, 1998

Please reply to:
Michael E. Benson, Esquire
BUONADONNA, BENSON & PARENTI
1138 East Chestnut Avenue
Vineland, New Jersey 08360

The Pinelands Commission
P.O. Box 7
New Lisbon, NJ 08064

ATTENTION: TERRENCE MOORE, EXECUTIVE DIRECTOR

RE: COMPREHENSIVE PLAN FOR WIRELESS COMMUNICATIONS FACILITIES IN
THE PINELANDS

Dear Mr. Moore:

In connection with the Borough of Woodbine's position in the above matter, I am enclosing a copy of correspondence of July 17 from counsel for Cellco/Bell Atlantic addressed to Judge Callinan in the context of pending litigation with the Borough of Woodbine. Of interest to the Borough is the quotation in the correspondence that if Bell Atlantic is unable to locate a site in the Regional Growth/Town Center area, it would revert to the site referenced in their first Comprehensive Plan (i.e. Hamilton Avenue), which is located in the Restricted Rural Development area.

The Borough would take exception to any reversion to the disputed Hamilton Avenue site and would urge that the Comprehensive Plan, if approved, preclude the Rural Development area and, as noted in my previous correspondence of July 15, 1998, require that the cellular antenna be placed on an existing structure in the Borough of Woodbine.

Thank you for your kind attention.

Very truly yours,

MICHAEL E. BENSON

MEB:sjd
Enclosures

cc: Mayor William Pikolycky
Chairman Steve Zenyuk, Woodbine Planning/Zoning Board
Warren O. Stilwell, Esquire

LAW OFFICES
WARREN O. STILWELL
9615 VENTNOR AVENUE - THIRD FLOOR
P.O. BOX 3426
MARGATE, NEW JERSEY 08402
(609) 822-1118
FAX (609) 822-1105

WARREN O. STILWELL
MICHAEL C. LEARN

July 17, 1998

RECEIVED JUL 22 1998

Honorable John F. Callinan, J.S.C.
Court House
9 North Main Street
Cape May Court House, New Jersey 08210

Re: Cellco vs. Borough of Woodbine
Docket No. L-537-97 P.W.

Dear Judge Callinan:

I am writing this letter per my conversation with Rosemarie Smith regarding a status update of the pending Pinelands Comprehensive Plan (the "Plan") and its effect upon the appeal.

First, the most recently submitted Plan shows the "approximate location" of the site being moved from an area classified rural development to a less sensitive, regional growth or town center area. Second, even though the regulation requires "approximate" locations, the Plan provides that when an approximate location encompasses more than one classification area, that the less sensitive area would be used first, and more sensitive areas used only if a site could not be found in a less sensitive area. Third, what this means is that the site under consideration in the appeal will only be viable if we cannot locate a site in the regional growth/town center area. Fourth, the Plan has not yet been approved by the Pinelands Commission. A public hearing was held on July 9, 1998. According to N.J.A.C. 7:50-5.4(c), the Executive Director of the Pinelands Commission has 30 days to issue a report recommending approval, approval with conditions or a denial. The Pinelands Commission then has 30 days within which the recommendation should be approved or modified. We have reason to believe that the Pinelands Commission will consider the matter at its September meeting.

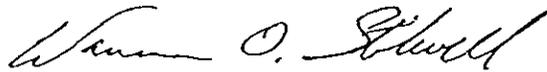
Because it is possible that we will not be able to find a site in the Regional Growth area of Woodbine and because the Plan has not yet been approved, we are respectfully requesting that the matter continue to be listed as inactive.

WARREN O. STILWELL

Page -2-
July 17, 1998

Under the circumstances, I think the next status update should be provided in September. If you have any questions, please call.

Respectfully,

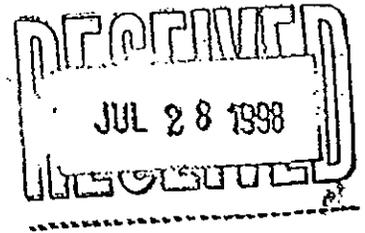
A handwritten signature in cursive script that reads "Warren O. Stilwell".

WARREN O. STILWELL

WOS/mls

cc: Claire Schultz
Michael E. Benson, Esq.

Anthony & Susan Melsi
101 Long Lane
Little Mill Acres
Marlton, NJ 08053



26 July 1998
Mr. John Stokes
Pinelands Commission
P.O. Box 7
New Lisbon, NJ 08064

Regarding: Application 98-0272.01 Cell Tower at Little Mill Acres

Dear Mr. Stokes:

In October of 1984 we moved to a rural residential area in southern Evesham Twp., and have enjoyed the beauty of the Pinelands since that time. It recently came to our attention that Bell Atlantic plans to erect a 200 ft. tower several lots away from our home in Little Mill Acres.

My understanding is that Bell Atlantic applied for this approval even before the Pinelands Commission finalized its comprehensive plan. Regulation 7, under the Pinelands rules, requires that all providers use existing structures wherever possible. There are several suitable alternatives within our geographic area that Bell Atlantic fails to mention. These need to be explored to a greater degree. There are water towers, a SprintPCS tower, a string of electric towers, and other structures within two miles of the proposed new tower. Why must a structure tower above a 40 foot treeline, destroying the unobstructed view.

A tower near a closed airport facility, which many private pilots still use as a flyby sight, may create some safety issues right in the middle of a residential area.

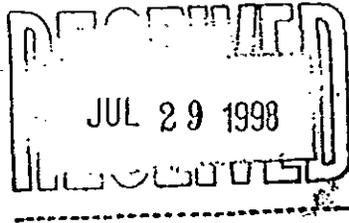
I understand that Regulation 8, under the comprehensive plan, states that the tower needs to be sited to avoid visual impacts on the scenic and residential areas. This tower not only affects surrounding residents, but also YMCA Camp Moore, and the people that enjoy that facility. It is interesting to note that Bell Atlantic recently made a presentation of cellular phones to the camp (see pg. 4 of The Central Record, July 23 1998).

There are better alternatives for the placement of this facility. There is also the possibility of using space on existing structures. One of the many available sites to consider is Bell Atlantic's existing facility at Cooper Rd. And Rte. 73.

An obstructed view not only destroys the purpose of the Pineland Commission's charge to protect these areas, but also hurts existing property values and marketability. We appreciate your sensitivity to these concerns. We hope you will vote against the placement of this tower next to Little Mill Acres. Let's preserve the beauty of the Pinelands and Evesham Twp.

Sincerely,


Anthony and Susan Melsi
cc: Gus Tamburro, Mayor of Evesham Twp.



July 24, 1998

The Pinelands Commission
P.O. Box 7
New Lisbon, New Jersey 08064

Attention: Terrance Moore, Executive Director

Re: Comprehensive Plan for Wireless Communications in the Pinelands

Dear Mr. Moore:

I am a resident of Evesham Township, NJ located at 5 Yorkshire Court in Little Mill Acres Development. The site for proposed cellular tower #9 (application #98-0272.01) is located approximately 100 feet from my home. The close proximity of a 200 foot tower to my family's home, especially the bedroom areas, is quite alarming. I would, therefore, like to voice my concern and state reasons why I feel this site does not comply with the guidelines set forth in the regulations governing the Comprehensive Plan for Wireless Communications in the Pinelands.

According to the criteria for Rural Development areas in Regulation #8, new towers are to be located in non-residential zones. The site for proposed cell tower #9 and the surrounding areas are zoned Rural Development #2. Application #98-0272.01 describes the northern and eastern areas adjacent to the site as "residential type development" under Existing Site Conditions. Also, section 4 part 2 refers to "numerous residential lots" are located in this area.

According to Regulation #7, utilization of existing structures must be demonstrated. Application #98-0272.01 section 3 states that "there is no existing structure with the necessary height or structural capacity to be expanded to the necessary height for multiple users." I find this statement difficult to comprehend. Numerous existing structures are located within 2 or 3 miles of this proposed site. These include three water towers, two of which are located in the Kings Grant section of Marlton and one in Berlin, a Sprint PCS tower located in Voorhees, Kettle Run Fire Station located on the corner

of Chestnut and Hopewell Roads as well as numerous electrical towers owned by Atlantic Electric. Bell Atlantic Mobile reportedly attempted to lease the existing tower at the Kettle Run Fire Station but it was "too expensive." I would like to review their cost analysis of leasing an existing structure versus building a new structure. Regardless of cost, this demonstrates that alternative existing structures are available for placement of a cell antenna.

However, if Bell Atlantic Mobile is focused on constructing a new structure in order to recoup costs through leasing to other companies, they did not have to look farther than their own back yard. Bell Atlantic Mobile owns a 6 acre parcel of land zoned business/industrial located approximately 2 miles from proposed cell tower #9 on Cooper Road near Route 73 in Voorhees Township bordering Berlin and southern Evesham Township. This site would service Evesham Township, Medford, Waterford, Berlin, Voorhees Township and Berlin Boro as stated in section 1 of Application #98-0272.01.

Section 4 part 1 and 2 of the application have eluded to the fact that a dense forest exists south and west of the site which "would completely obscure any view of the tower from ...Kettle Run Road." The trees which comprise this "dense forest" are deciduous trees, 50 to 60 feet in height, which lose their leaves from the end of October until the middle of May. As my property runs parallel to the "dense forest" situated west of the proposed tower, I can attest to the fact that during late fall, winter and early spring there is no "dense canopy" to obscure the view of the tower from travelers along Kettle Run Road.

Section 4 part v of application #98-0272.01 states the proposed site is "set back 300 feet from Chestnut Avenue" thereby placing the structure approximately 100 feet from my property which is located in a residential development. The proposed 20 feet wide landscape buffer and 7 foot high chain link fence will not minimize the visual impact of a 200 foot tower adjacent to a ranch style home. The tower will be approximately 140 feet from my sons' bedrooms, who are 9, 11, and 12 years old. There is significant controversy concerning potential health risks from living under towers. Why place our children, as well as ourselves, in potential jeopardy if there are safer alternatives?

Section 4 part ii states that the two "Y" camps west of the site are "located between 750 to 1000 feet away." Camp Moore is located in the dense forest to the west of the proposed tower. My property runs approximately 500 feet side by side with Camp Moore toward Kettle Run Road. The children from Camp Moore play games and roam the woods located 35 feet from the proposed site and have been seen wandering on the open field designated for the proposed tower. The swimming area for the YMCA camp is located approximately 750 and 1000 feet away from the proposed site.

Section 4 part vi denotes that Evesham's zoning ordinance for Rural Development #2 allows public service infrastructure as a conditional use. However, Zoning Code #160-37 in the Master Plan for Evesham Township states **"tanks, towers or other structures to provide for water, electricity, radio, telephone or similiar provisions shall not be permitted in residential zones."** (See Attached Zoning Code)

Application #98-0272.01 also lacks information needed to address the foundation for the tower, fall zone area and possible use of large air conditioning units required to cool equipment. The foundation for the tower is of concern as residents in the surrounding area including Little Mill Acres Development obtain their water via wells ranging from 60 to 360 feet deep. Our well is only 66 feet in depth.

Our home and Camp Moore are clearly within the fall zone of the proposed 200 foot tower. Despite all safety precautions when constructing a tower, natural disasters do occur which can cause towers to fall as demonstrated in Maine after a severe ice storm.

Our family resides in a quite, serene neighborhood far away from busy highways, airports and industry. If large air conditioning units are used on this site, significant noise pollution will greatly impact upon this peaceful country-like setting. My husband and I relocated from nothern New Jersey to raise our family in this country-like environment. I grew up in the flight path of Newark Airport and did not relocate to raise a family under a tower. I am in disbelief that I am fighting against the construction of a 200 foot tower proposed 100 feet from my property while residing in the protected area of the Pinelands.

In summary, Application #98-0272.01 does not meet the regulations governing the Comprehensive Plan for Wireless Communications in the Pinelands as the proposed site is located in a residential area and numerous alternative existing structures for cell antenna placement have been demonstrated. The visual impact as well as possible noise pollution and health concerns on the residential area surrounding this proposed 200 foot tower will be tremendous. As previously stated, the most suitable site which is zoned for a tower of this magnitude is located just 2 miles from proposed site #9, outside of the protected area of the Pinelands, in Bell Atlantic Mobile's own back yard.

Respectfully submitted,
Lynda A. Medvec

July 24, 1998

The Pinelands Commission
P.O. Box 7
New Lisbon, New Jersey 08064

Attention: Terrance Moore, Executive Director

Re: Cellular Telephone Tower Application #98-0272.01

Dear Mr. Moore:

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of Chestnut and Hopewell Roads as well as numerous electrical towers owned by Atlantic Electric. Bell Atlantic Mobile reportedly attempted to lease the existing tower at the Kettle Run Fire Station but it was "too expensive." I would like to review their cost analysis of leasing an existing structure versus building a new structure. Regardless of cost, this demonstrates that alternative existing structures are available for placement of a cell antenna.

However, if Bell Atlantic Mobile is focused on constructing a new structure in order to recoup costs through leasing to other companies, they did not have to look farther than their own back yard. Bell Atlantic Mobile owns a 6 acre parcel of land zoned business/industrial located approximately 2 miles from proposed cell tower #9 on Cooper Road near Route 73 in Voorhees Township bordering Berlin and southern Evesham Township. This site would service Evesham Township, Medford, Waterford, Berlin, Voorhees Township and Berlin Boro as stated in section 1 of Application #98-0272.01.

Section 4 part 1 and 2 of the application have eluded to the fact that a dense forest exists south and west of the site which "would completely obscure any view of the tower from ...Kettle Run Road." The trees which comprise this "dense forest" are deciduous trees, 50 to 60 feet in height, which lose their leaves from the end of October until the middle of May. As my property runs parallel to the "dense forest" situated west of the proposed tower, I can attest to the fact that during late fall, winter and early spring there is no "dense canopy" to obscure the view of the tower from travelers along Kettle Run Road.

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In summary, Application #98-0272,01 does not meet the regulations governing the Comprehensive Plan for Wireless Communications in the Pinelands as the proposed site is located in a residential area and numerous alternative existing structures for cell antenna placement have been demonstrated. The visual impact as well as possible noise pollution and health concerns on the residential area surrounding this proposed 200 foot tower will be tremendous. As previously stated, the most suitable site which is zoned for a tower of this magnitude is located just 2 miles from proposed site #9, outside of the protected area of the Pinelands, in Bell Atlantic Mobile's own back yard.

Respectfully submitted,
Lynda A. Medvec

- a. Front yard: fifty (50) feet.
- b. Rear yard: fifty (50) feet.
- c. Side yard: fifteen (15) feet, thirty-five (35) feet aggregate.
- d. Frontage: one hundred (100) feet.
- e. Impervious coverage limit: fifteen percent (15%) of the parcel.

↙
§ 160-37. Tanks and towers.

Tanks, towers or other structures to provide for water, electricity, radio, telephone or similar provisions shall not be permitted in residential zones.

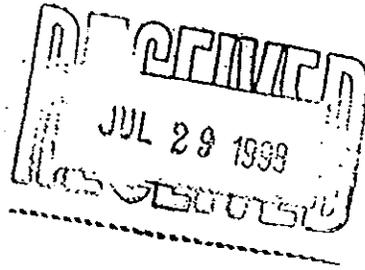
§ 160-38. Transfers of density.

A. Forest Area. Residential dwelling units on 1.0 acre lots existing as of January 14, 1981 shall be permitted in the FA and FW Zones, provided that:

1. The owner of the lot proposed for development acquires sufficient vacant contiguous or non-contiguous land which, when combined with the acreage of the lot proposed for development, equals at least 20 acres if development is proposed in the FA Zone and at least 12 acres if development is proposed in the FW Zone.
2. All lands acquired pursuant to subsection 1 above, which may or may not be developable, are located within the same zoning district where development is proposed;
3. All non-contiguous lands acquired pursuant to subsections 1 and 2 above are permanently dedicated as open space through recordation of a deed to the property with no further development permitted except agricultural, forestry and low intensity recreational uses. Any such deed restriction shall be in a

July 27, 1998

Pinelands Commission
P. O. Box 7
New Lisbon, NJ 08064



Dear Mr. Moore,

This letter is in reference to the Bell Atlantic Application #98-0272.01 submitted to the Pinelands Commission for the construction of a 200 foot lattice cell tower, 345 square foot modular building and other site additions.

I am writing to protest the potential construction of this Bell Atlantic 200 foot lattice cell tower, 345 square foot modular building and other related site additions on Block 66, Lots 1.01 and 1.02 in Evesham Township, Burlington County. This property is a private residence on Chestnut Avenue, totally surrounded by private residences in Little Mill Acres and along Chestnut Avenue and situated next to a YMCA Children's summer camp and family swim club. There has been no formal notification of the application to build this tower complex and our community has discovered the plan by accident.

I understand the Pinelands Commission is now reviewing the various Cellular Providers' (Bell Atlantic, Comcast, Nextel) Comprehensive Plan for compliance with Pinelands Commission regulations. These regulations were established to minimize impacts to the Pinelands area. Regulation 7 requires that the cellular providers use existing structures wherever possible. Regulation 8 requires that when a new tower must be built because there are no viable alternatives, that tower be to be sited to avoid visual impacts to scenic areas and residential areas.

The plan drafted by the Cellular Providers notes that they perform a general survey for suitable existing structures within a five-mile radius before proposing a new tower. Less than two miles from the proposed Little Mill Acres tower, there are several existing structures that would appear to be viable alternatives. There are two water towers, a Sprint PCS tower and numerous electrical power towers – all at a greater height than the stated requirement, and all within two miles of the proposed new tower. Within a 3 to 5 mile radius of the proposed tower, there are dozens of existing structures and/or available industrial/commercial land that would be much more suitable than the residential community of the proposed site.

The Pinelands Commission held a session on July 9, 1998 to solicit public comment on the Comprehensive Plan. The Cellular providers presented their plans, but provided no information on existing structures. In fact, the only information on existing structures was presented by Atlantic Electric, trying to convince the Providers to use their electric towers instead of the current plan to erect new towers. At this same session, it was learned that, while the Comprehensive Plan was not yet approved by the Commission, Bell Atlantic had already submitted an application to erect the Little Mill Acres Tower.

Along with the tower application, Bell Atlantic provided an Environmental Impact Report specific to the Little Mill Acres Tower. My neighbors and I were amazed to discover that there is still no information provided on existing structures investigated and reasons these

alternatives were rejected. The proposed location is in the middle of residential homes and is 100 feet south of Little Mill Acres home development and about 50 feet east of the YMCA children's Camp Moore.

This Environmental Impact Report states that "adjacent to the site, in the northern and eastern direction is a residential type development, in the western direction is a densely populated deciduous tree region." More specifically, homes are situated on either side and directly across the street of the proposed tower and also about 100 feet behind (to the north) is the Little Mill Acres community, and about 50 feet west is the YMCA camp.

The report states that the proposed facility will meet the needs of Evesham, Medford, Waterford, Berlin, Voorhees Townships and Berlin Boro. Several of these areas are not even in the Pinelands; in fact, the proposed tower siting is only about a mile inside the Pinelands border. This does not represent "a demonstrated need to locate the facility in the Pinelands."

Concerning recreation facilities and campgrounds at Marlton Lakes and YMCA Camp Moore lakes, the report states "The dense forest areas between the proposed tower site and these recreation areas, as well as the distance, will eliminate or minimize visual impacts and any direct line of sight of the tower." A visit to Marlton Lakes would make one question that assertion. Many years ago, the Berlin Water Tower was erected to the dismay of Marlton Lakes residents. Despite an abundance of trees around the lake, the trees do little to block the view across the lake. The proposed tower is much closer to existing homes and would dominate the skyline from all directions.

I question the ^{legality} necessity, feasibility, aesthetics and safety of placing a 200-foot lattice tower plus an accompanying utility building complex in a Rural Development Zone in the middle of a stable residential community and right next to a Children's camp. A survey of the surrounding area would suggest a better alternative. The most obvious location can be found less than two miles from the proposed site. This property is outside the Pinelands area. It is located on the border of Berlin and Voorhees (two of the towns to be served by the proposed tower) at the intersection of Rt. 73 and Cooper Rd, two major thoroughfares. It is located near some of the other towers mentioned above, so this would not spoil a currently pristine area. The property is zoned Economic Industrial Business. Visible inspection of this property shows that about five of the six acres are paved as a parking lot, and at least two to three of those acres are vacant. The property owner is Bell Atlantic.

Cc

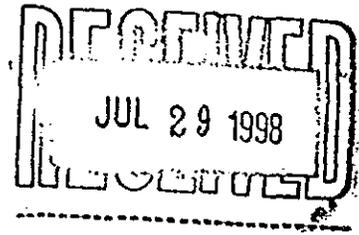
Sincerely,



Patricia J. Carr
1 Yorkshire Ct
Evesham, NJ 08053-7104

July 27, 1998

Pinelands Commission
P. O. Box 7
New Lisbon, NJ 08064



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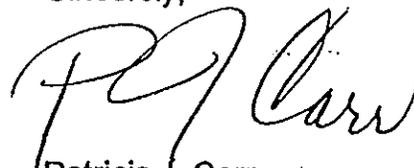
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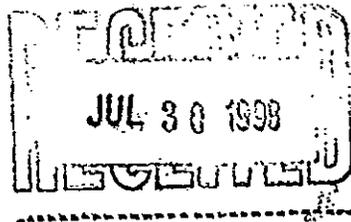
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Cc

Sincerely,



Patricia J. Carr
1 Yorkshire Ct
Evesham, NJ 08053-7104



279 Chestnut Avenue
Evesham Township, NJ 08053
July 29, 1998

Mr. Moore, Director
Pinelands Commission
P.O. Box 7
New Lisbon, NJ 08064

re: Comprehensive Plan for Wireless Communication

Dear Mr. Moore:

In 1989 we purchased the property on which we built our family home in Evesham Township. We had a clear understanding of zoning restrictions and the character of this residential neighborhood. This property is located twenty-two feet from the land parcel where a proposed cell tower (facility #9) might now be erected. We strenuously object to this major change to the complexion of our immediate surroundings.

While perusing the application for facility #9, we found that it is loaded with misrepresentations. We will attempt to clarify some of these overt distortions.

- There are various existing structures in the local area which might accommodate the necessary equipment.
- There are large stretches of land without residential development in the local area.
- Camp Moore (YMCA Children's Camp) is located within 100 feet not 750 feet as stated in the application.
- The forest canopy will do nothing to obscure the tower, which will be visible for multiple miles. The proposed site is an open field and there is minimal tree growth along the parcel of land on Chestnut Avenue.
- The visual intrusion will be significant in this residential neighborhood.

Locating this tower in a residential neighborhood will place a substantial hardship on area property owners as well as a visual intrusion to thousands of people in the local area. There are existing sites with the proper zoning for such structures.

While the company makes appeals for public health and safety, one cannot escape the profit motive. No one wants Bell Atlantic Mobile profit to dictate the quality of lives in this local area.

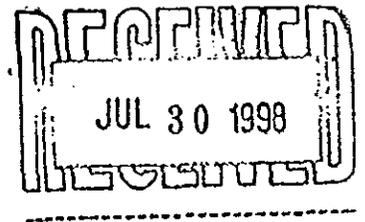
Sincerely,



Robert E. Mitchell
Rita Riebel Mitchell

COALITION AGAINST TOXICS

223 Park Avenue
Atco, New Jersey 08004
(609) 767-1110



WYNNE FALKOWSKI
CHAIRPERSON
DAVID C. COPELAND
VICE-CHAIRMAN
JANE NOGAKI
SECRETARY-TREASURER

July 29, 1998

Terry Moore, Executive Director
Pinelands Commission
P.O. Box 7
New Lisbon, NJ 08064

Re: Pinelands Comprehensive Plan for Wireless Communication Facilities within the Pinelands

Dear Mr. Moore:

The following comments relative to the above-referenced plan represent Coalition Against Toxics' opposition to siting a cellular tower in a residential area of Evesham Township (9BP) and our opposition to siting a cellular tower (5BP-CP) in the "Pygmy Pine" area of the Pinelands.

The proposed Pinelands Comprehensive Plan for Wireless Communications Facilities Within the Pinelands indicates that towers should be located wherever possible on existing structures and away from residential, recreational and environmentally sensitive areas. Towers 9 and 5 violate the criteria, and should be eliminated from the plan.

Other proposed towers may also violate the standards; our comments are limited to just these two proposed structures which we have had the opportunity to personally review. However, we are opposed to any new towers which don't strictly meet to the standards set forth in the plan.

We recognize the need for adequate telephone communications, but feel the applicant should adhere to the Pineland's Comprehensive Plan and place their equipment on existing structures or construct new towers in commercially zoned areas away from homes, recreational facilities, and environmentally sensitive areas.

Sincerely,


Wynne Falkowski, Chairperson
Coalition Against Toxics

Richard C Powell
1264 Tanager Rd
Sewell NJ 08080
609-468-5257
July 30, 1998

To whom it may concern,

In reference to comments on tower in the pinelands. I find it very sad, that we would consider something so ugly in such beautiful area. I think of the people who own this property to give it up for pennys. Also the owners of pineland property, who are very restricted in what they have to do to build a home in the pinelands.

My husband and I own 55 acres in the pinelands and are hoping to build a home in the near future. We were very distress to find that a tower was going to be build next to our property on Indave in Mullica Township. When it comes to towers we get very nervous. Because we have a 150 ft. metropower tower 15 feet

from our property line on
Tanyard Rd. in Sewell N.J.

There are some reasons.

1. The owners of the towers
don't care about the people
who live next to them or
how it depreciates the property
around them.

2. The birds sit on them and
droppings from ~~the birds~~ fall on your
cars and property.

3. Large icicles fall from the
tower in winter creating a
hazard. (no one listens).

4. The modular unit used to
service ^{the tower}, they come to
2 to 3 in morning and are very
noisy.

We put our home up for
sale, to get away from metrophone
towers, only to find one is
~~pro~~posed for our street in the
Pinelands. I believe that these
towers should be in the back
yards of the people who profit from
them.

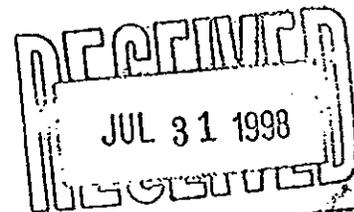
Sincerely

Richard & Lucille Danville



Pinelands
Preservation Alliance

114 Hanover Street Pemberton, New Jersey 08068 Phone 609.894.8000 Facsimile 609.894.9455



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Pinelands Author
- Sally Dudley
Executive Director, Assoc. of NJ Environmental Commissions
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Retired Chemical Engineer
- Nan Hunter Walnut
Coordinator,
Pine Barrens Coalition
- Betty Wilson
Former Deputy Commissioner,
NJ Dept. of Env. Protection
- Carleton K. Montgomery
Executive Director

July 30, 1998

Terrence Moore
Executive Director
The Pinelands Commission
P.O. Box 7
New Lisbon, NJ 08064

Re: Proposed Cellular Telephone Tower Plan for the Pinelands

Dear Mr. Moore:

This letter is to provide the Pinelands Commission with the views of the Pinelands Preservation Alliance ("PPA") regarding the proposed plan (the "Plan") submitted by three cellular telephone service providers (the "Providers") for consideration by the Pinelands Commission under the Comprehensive Management Plan. As explained below, PPA submits that the Plan should not be approved in its current form, but that the Commission should require the Providers to provide additional information, and to alter certain proposed locations for new towers, before giving the Plan final consideration.

PPA is an alliance of conservation-minded citizens and environmental organizations that is devoted to preserving the natural and cultural resources of the New Jersey Pinelands. The scenic and aesthetic values of the Pinelands are among its most precious resources. PPA is deeply concerned that the Provider's proposed Plan may cause unjustified and unnecessary damage to the Pinelands, and that the Plan as currently proposed is likely to fail in achieving its own stated purposes and the objectives of the Comprehensive Management Plan (the "CMP").

Because the Providers seek to build new facilities in areas other than Regional Growth Areas and Pinelands Towns, the CMP requires that the Providers to submit "a comprehensive plan for the entire Pinelands Area" which "demonstrate[s]" compliance with several specific requirements, including that

- (a) facilities in the Preservation, Forest and other specified areas are "the least number necessary to provide adequate service,"
- (b) "[t]here is a demonstrated need for the facility ... as well as a demonstrated need to locate the facility in the Pinelands ...,"
- (c) each antenna "utilizes an existing communications or other suitable structure, to the extent practicable."

The current Plan fails to satisfy these requirements because, while the Plan makes numerous *representations* with respect to these requirements, it does not

demonstrate compliance with these provisions.

The building of numerous new, very tall cellular telephone towers presents exactly the kind of piecemeal, incremental degradation that most threatens the Pinelands today. In many instances, the Providers can be expected to argue that it is appropriate to build a new tower in a given place because there are already homes, buildings or other structures in the area. In many instances, the Providers will propose to build a tower in places that today are still relatively pristine. In either case, the presence of cellular telephone towers is sure to draw others who will assert that now the damage is done, let there be a little more. This argument knows no bounds.

The Commission and its staff have accomplished a great deal in bringing the Providers to put forward the current Plan -- a significant improvement over the Providers' original plans. Nevertheless, we believe the Plan is still deficient under the CMP and must be further improved before it is ready for the Commission's approval.

These comments are organized to provide separate substantive explanations of the deficiencies we believe exist in the current Plan, and the reasons in each case that these deficiencies cause the Plan, in its current form, to fail under the legal requirements of the CMP.

1. Towers In Preservation and Forest Areas

PPA is very concerned that the proposed Plan includes three new towers [2, 5, 7], plus one possible new tower [6], in the Preservation Area, and one possible new tower [22] in the Forest Area. PPA is opposed to having any new towers built in these areas if it is humanly possible. Because the proposed Plan provides such a vague description of the proposed towers, we cannot evaluate whether all or any of these towers are genuinely necessary to provide adequate service, based on the current Plan document. For this reason, PPA submits that the Plan should not be approved. At an absolute minimum, the Commission must scrutinize these facilities very, very carefully -- because these facilities compromise the integrity of the places we value most highly for preservation.

Moreover, one of these facilities, No. 5, is a new tower which the Providers propose to build within a dwarf or pygmy pine forest along Route 72. PPA believes this tower should not be built. Clearly, the visual impact of such a tower is vastly exaggerated if placed in the pygmy pine forest, and it is difficult to guess how the industry would mitigate that impact in any sufficient manner. Because it appears to us that it will be impossible to meet the siting requirements for this tower, this tower should be relocated outside the pygmy pine forest.

While the exact location of this tower is not stated in the Plan, the location of the symbol on the Providers' map and the comments of the Bell Atlantic Mobile representative in the attached news story appear to demonstrate that the Providers seek the right to build the tower

within the heart of the West Plains near the county line along Route 72. In addition, we are highly skeptical that this site is necessary for any reason. We recently tested cellular service along Route 72, during mid-day on a weekday, and found that existing service was just fine, except for a very short stretch beginning at the junction with Route 539, where the road dips into a depression. This location is about 4 miles east of the county line at which the Providers' map places tower No. 5.

The pygmy pine forests are so extraordinary -- and their scenic value is so easily damaged -- that the Commission simply should not permit this tower, and should not approve the current Plan so long as it includes this location for a new tower. There is no *genuine* public need for a tower in this location. The purpose of this tower clearly is not to provide service to Pinelands residents, but to upgrade the service available to people driving along Route 72 to and from the beach. We believe that any safety requirements can be more than adequately satisfied with multiple antennas placed on the existing telephone poles in the very small stretch that may currently represent a "dead zone" in service (and can be augmented with call boxes for those individuals who do not have a cell phone.)

Similar concerns arise because the current Plan includes two towers [14, 21] which the Plan itself states are to be located in or near Wild & Scenic Rivers, the Great Egg Harbor and Maurice Rivers, and one [16] to be located on the Mullica River. The current Plan is simply too vague to evaluate these proposed facilities in any reliable way. For this reason, the Plan unquestionably fails to demonstrate compliance with the CMP requirements.

The CMP requires that the Plan "shall . . . *demonstrate*," for any tower to be located in any area other than a Regional Growth Area or certain Pinelands Towns, that the tower is needed to serve the local communications needs of the Pinelands and that the facility cannot use existing structures. *See* NJAS 7:50-5.4(c)1, 3 & 6 (emphasis added). The current Plan patently fails to demonstrate compliance with the need and use of existing structure requirements as to facilities Nos. 2, 5, 6, 7, 14, 16, 21 and 22. Of these, our greatest concerns lie with facilities Nos. 5, 14, 16 and 21.

2. Concerns Arising From Bifurcated Approval Process

The proposed Plan asks the Pinelands Commission to approve the number and very approximate location for towers *before* the Providers give specific information about any of the actual towers, including their actual location. The current Plan does not provide meaningful information about the details of individual towers, or of how Providers will meet site-specific requirements, and the Providers have given only the most approximate locations for these towers in the form of symbols on a map. The vagueness of the Plan in these respects creates a number of concerns for us.

First, it must be made absolutely clear to the public and the industry that approval of this or a similar Plan would be only the first step in the process of public review and Commission evaluation of the actual cellular facilities and towers. Each individual tower must meet siting requirements before it can be built. It may be that some towers *cannot* meet these requirements.

Second, the Plan does not give meaningful information on the sites proposed for scenic river corridors -- and it does not address the requirements for Scenic Corridors in general. Scenic Corridors under the regulations include not only the Mullica River, but also all roadways and many other rivers and streams.

Third, we do not believe the *map* the industry has produced is sufficiently reliable, because the Providers are unwilling even to specify the *area* they believe the circles and triangles on the map actually represent. The fact that the industry has not even given coordinates or other descriptions of the *areas* represented by each symbol on the map calls the reliability of the map itself into question. Indeed, there are rumors about Providers negotiating with land owners for placement of towers in sites that appear to be quite distant from the corresponding symbol on the Providers' map, suggesting that the map may be significantly misleading in at least some instances.

Fourth, the anecdotal evidence of PPA and of several of the individuals who testified at the public hearing on this matter strongly suggest that existing service is already very good in the vicinity of at least some of the proposed new towers. The current Plan provides no explanation of this fact, and no meaningful data to support the placement of the facilities making up the overall array. The anecdotal experiences, combined with the lack of hard data justifying the pattern, call into question whether the Plan does in fact "demonstrate" a minimum number of facilities and maximum use of existing structures as the CMP requires.

Fifth, PPA is currently attempting to obtain access to the so-called ANET data the Providers have submitted to the Commission's consultants, but the Providers appear to be resisting public access to all or part of this data. Assuming the Providers continue to oppose public access to all or some of the data, a lack of public access would profoundly undermine the entire process leading to approval of the Plan. PPA believes that if the Commission relies, either directly or indirectly through its consultants and staff, on information that is not available to the public, this element of secrecy would make a mockery of the public participation process which the Commission's procedures guarantee, and which the Commission so far has applied to this particular issue.

In light of these facts, the vagueness of the Plan creates the possibility that, even if the Commission approved the Plan, the Plan may not succeed. As the Commission has recognized in the past, the entire array of facilities depends on the location of each one of the other facilities. If one tower is removed from the array, or has to be located sufficiently far from the place

identified in the Plan, it is quite possible that the Providers will assert the entire Plan must be changed -- and that additional towers must be build -- in order to provide complete coverage. We are concerned that this approach could put undue pressure on the Commission in each site application process -- or may lead Providers to demand additional new towers beyond those many new towers proposed in this Plan. In that case, the Plan will have failed to achieve the purposes and requirements of the CMP.

These concerns lead PPA to believe that the current Plan should not be approved until the Providers:

- a. give more meaningful, and substantially more specific, information on the location of each tower for which they have not already submitted individual site applications,
- b. address what will happen in each case if a facility ultimately cannot be built where it is currently proposed. That is, the Providers should provide a back-up plan for each new facility,
- c. give sufficient information demonstrating that the Plan can satisfy the Scenic Corridors and Wild and Scenic Rivers requirements, and
- d. require that any data the Providers seek to rely upon, or ask the Commission to consider, in order to demonstrate compliance with the CMP requirements be made available for public review and copying.

Without this information, we believe that the current Plan does not meet the requirements of NJAS 7:50-5.4(c)1, 3 & 6, because it is too vague to "demonstrate" the need for each proposed facility or that the facilities will be located on existing structures to the maximum extent possible. For the same reason, this plan does not satisfy 7:50-5.4(c)6, because it does not demonstrate that the fewest possible facilities are proposed for the areas designated in the regulations. Again, the Plan makes many representations as to compliance, but does not demonstrate compliance with these requirements.

3. Use of Existing Structures

PPA submits that the proposed Plan does not meet the regulatory requirement that it demonstrate use of existing facilities wherever possible, because the Plan makes no reliable commitment to place the seven facilities in its Group 2 list on existing structures.

The Plan proposes seven facilities that *may be* located on existing structures, but carefully reserves the right to build new towers for these facilities if the Providers determine they are unable to use existing structures. The Plan merely says that "Final decisions will be made when

the facility application is pursued.”

In light of the fact that the industry is not making any genuine or reliable commitment to use existing structures for these seven facilities, PPA submits that the Commission (a) should *assume* in evaluating the Plan that all these towers will actually be new towers, and (b) should not approve the Plan, because the Providers have not demonstrated compliance with NJAS 7:50-5.4(c)3. Alternatively, the Commission should approve the Plan only upon the Providers obtaining contractual commitments sufficient to ensure that all seven facilities will be placed on existing structures.

In addition, some of the individuals who testified at the public hearing on the Plan stated as to specific towers that they were aware of existing structures nearby, but the Plan did not contemplate using those structures. Again, the combination of this anecdotal evidence and the Providers’ unwillingness or inability to provide justifications for the choices they have made in proposing certain facilities for new towers and certain for existing structures, make it impossible to conclude that the current Plan meets the requirements the CMP places upon it.

We note, moreover, the efforts of Atlantic Energy, or Connectiv, to volunteer its existing facilities as sites for cell phone antennas. Because the use of existing structures can virtually eliminate most problems with the Plan, we would expect the Providers to embrace this offer and tell the Commission and the public what it is doing to take advantage of these existing structures. The Providers, however, have not done so. This fact again calls into question the reliability of the Plan as currently proposed.

4. Industry Participation

The current Plan is presented by only a segment of the cellular telephone industry, those providing service in the 800 MHZ range. The CMP requires that all providers of “the same type of service” present a joint plan. The Providers interpret “the same type of service” to include only those using the 800 MHZ range, and to exclude other providers of telephone service, such as the PCS providers.

PPA believes it is unfortunate that the Providers here are taking that approach, because it means that this Plan is not truly comprehensive. From the *consumer’s* point of view, all segments of the industry, the Providers here as well as the PCS industry, would provide the same type of service, so the restrictive definition of the CMP appears not only unfortunate in narrowing the scope and utility of this plan, but also rather artificial.

In light of these concerns, we believe that, at a minimum, the Providers and the Commission staff should provide the Commission and the public more detailed information about exactly how exclusion of other providers may limit the current Plan, how other providers may require additional facilities beyond those set forth in the Plan, and whether the Commission

can refuse to approve additional facilities in the Pinelands if other providers come forward later on and claim the right to build new towers.

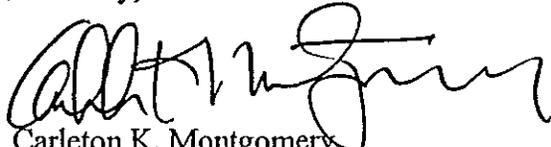
5. Co-location Provisions

The Plan contains relatively detailed commitments on co-location of different Providers' antennas on a given tower. However, the Plan leaves open the possibility that in some cases a Provider may not be permitted to locate on one of the proposed facilities. Thus, it appears a provider might in that case make a claim for the right to build a tower or install new facilities beyond those contemplated in the Plan.

We believe that the Commission should make clear in approving any Plan that a participating Provider will not be permitted to seek approval for additional facilities just because it cannot reach agreement with another Provider on co-location. Only in this fashion can the Plan satisfy the requirement that it provide for "the joint construction and use of the least number of facilities" as required by NJAS 7:50-5.4(c)6. In its current form, the Plan does not meet this requirement.

In conclusion, PPA strongly objects to building new towers in our most sensitive and extraordinary Pinelands habitats. We hope that the staff and the Commission will take the steps necessary to protect these precious and irreplaceable landscapes. We also believe that the vagueness of the current Plan makes it impossible for the Commission to determine that the Plan meets the CMP requirements. While we applaud the efforts of the Commission and the Commission staff to bring the Plan up to the standards of the CMP, we believe the Plan just is not there yet.

Sincerely,



Carleton K. Montgomery
Executive Director

REGION

July 16, 98
Atlantic City Press

Battle brews over big towers in Barnegat's dwarf forest

■ The Pinelands Preservation Alliance doesn't want to see the area's unique pygmy pines overshadowed by cell-phone towers.

By MICHAEL S. YAPLE
Staff Writer

BARNEGAT TOWNSHIP — Carleton Montgomery stands off of Route 72, overlooking a carpet of green pines stretching to the horizon in either direction.

"It's globally rare, almost unique in the United States," he said of the area where drivers can actually see over the top of the forest.

As executive director of the Pinelands Preservation Alliance, Montgomery doesn't want to see New Jersey's unique "pygmy pine" forest be the site of new construction

— particularly any of the nearly two dozen cell-phone towers that the communications industry wants to erect in the pinelands.

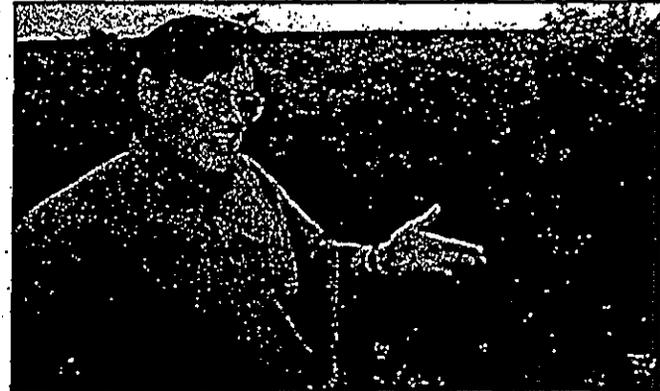
Sitting in Bell Atlantic's offices in Maryland is Heidi Hemmer, network engineering director. Her company has received numerous gripes about poor coverage throughout the pinelands' million acres.

In fact, some people who attended last week's Pinelands Commission hearing — people like fire chiefs and even school teachers — said they supported the plan to build the cell-phone towers not just for convenience, but for safety.

But others like Montgomery opposed at least parts of the plan — specifically the towers proposed along scenic rivers and the one proposed in the western Barnegat Township area of the pygmy pines.

"We understand the Preservation Alliance's concerns,

□ See Forest, Page C4



With a view of the pygmy pine forest in the background, Carleton Montgomery, executive director of the Pinelands Preservation Alliance, explains his organization's stand against placing cell-phone towers in the forest.

Staff photo by Bill Gross

Forest

(Continued from Page C1)

but we still need to provide service and we will build in that area," said Hemmer. "Not building in that area is not an option."

She said the three phone companies that proposed the cell-phone tower plan — Bell Atlantic Mobile, Comcast/Cellular One and Nextel — will do what they can to ensure the least "visual impact," as engineers call it.

But there seems to be little that could be done to conceal a tower as tall as 200 feet in a forest of 5-foot pines.

According to the phone companies' 10-year plan, as many as 23 cell-phone towers would stretch as far south as Woodbine in Cape May County northward to Barnegat and Manchester townships in Ocean County.

The Pinelands Preservation Alliance doesn't oppose the entire plan, but it is against anything in the pygmy pines or the towers proposed along three rivers: The Maurice River in Cumberland County, Great Egg Harbor River in Atlantic County and the Mullica River on Burlington County's southern border.

"It may be possible to mitigate the visual impacts along the rivers, but it's not possible to do that here," he said of the dwarf

pin.

There are only two other places in the country with a pygmy pine forest, according to Andy Windsch, an ecologist for both The Nature Conservancy and the New Jersey Natural Heritage Program. One is Long Island and the other is in the Catskill area, both in New York, both about 1,000 acres.

"Ours is 10,000 acres," Windsch said.

"It's a distinct race within the species," he said of the pines, which have cones that remain closed with resin for many years until a forest fire opens them for re-seeding. "It's really a good adaptation to fire."

He also said other plant species, such as the threatened broom crowberry, rely on the sandy soil and frequent fire environment in the pine forest.

The communications companies say their proposed towers are part of a 10-year plan, and it may indeed take many years to build them by the time they get government approvals.

The Pinelands Commission is taking people's written testimony on their opinions about the cell-phone tower plan until Friday. The commission is expected to vote on the plan at a meeting within the next few months.

Even if the commission approves the plan, the communications companies would still need local-government approval to build each of the towers.

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TRIAL ATTORNEY
A CERTIFIED CRIMINAL
TRIAL ATTORNEY

CLIENT/MATTER NO.

9164/006

July 30, 1998

VIA LAWYERS SERVICE #8573777

Terrance Moore, Executive Director
The Pinelands Commission
15 Springfield road
New Lisbon, New Jersey 08064

Re: Comprehensive Plan for Wireless Communication Facilities in the Pinelands
Response to Public Hearing Comments

Dear Mr. Moore:

We are in receipt of a notice that the comment period in the above-referenced matter has been extended until July 31, 1998. We are also in receipt of a copy of a letter dated July 13, 1998 from Stephen M. Aspero, Esq., submitted on behalf of GPU Telcom Services, Inc. and Jersey Central Power & Light Co. d/b/a GPU Energy.

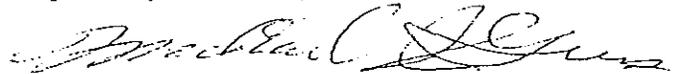
Our clients have reviewed the location of the GPU infrastructure in the northeast sector of the Pinelands area and have determined that none of the infrastructure available is suitable, at this time, to serve the needs of the CPs. In addition, Bell Atlantic Mobile and GPU have recently revived negotiations on a master lease agreement. If such a master lease agreement is reached and if collocation on the GPU towers will satisfy the service needs of the CPs, these towers may be considered in the future. At this time, however, these towers do not meet service needs as identified in the proposed Comprehensive Plan. We appreciate GPU Telcom's commitment to allow use of its facilities on a fair and reasonable basis and where feasible, on a collocation basis.

GIORDANO, HALLERAN & CIESLA
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ATTORNEYS AT LAW

Terrance Moore, Executive Director
July 30, 1998
Page 2

If appropriate, these CPs would take advantage of these towers, but cannot given the current configuration of the towers and the needs analysis.

Respectfully submitted,



MICHAEL J. GROSS

MJG/ew

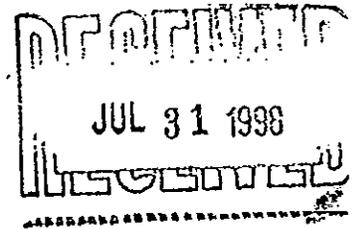
Cc: Heidi Hemmer
Warren Stillwell, Esq.
S. Thomas Gagliano, Esq.

::ODMA\PCDOCS\GHCDOCS\9676\1

Jack J. Salemi
5 Bridlewood Ct.
Tabernacle, NJ 08088

July 31, 1998

Mr. Terrance Moore
Pineland Commission
PO Box 7
New Lisbon, NJ 08064



Dear Mr. Moore,

Thank you for having Betsy Piner and John Stokes ask for, and receive the consultants technical report regarding site #7 in Woodland Twp. I reviewed their report yesterday, and not being an engineer to understand the graphs, I did my own field test this morning.

DATE: 7/31/98
TIME: 08:15 AM
CONDITIONS: Rainy
DRIVE LOCATIONS: From RT. 206, and RT. 70 (Red Lion Circle) East Bound to Rt. 72 (4 Mile Circle), then to Pemberton.
RESULTS: No interference or loss of communication, while traveling along this route.

I called my home using my standard car phone, under the Comcast service. At Rt. 206 and Rt. 70 (Red Lion Circle), the reception was not as clear as traveling East Bound on Rt. 70 and actually improved the closer I drove to RT. 72 (4 Mile Circle).

CONCLUSION: There is cell phone coverage here under the Comcast network, using the 5 towers already constructed in the general area. The consultants original recommendation to move Site #7 in Woodland Twp. to Rt. 70 and Rt.206 (Red Lion Circle) should be carried out, and Site #7 in Woodland Twp. should be eliminated.
THERE IS NO NEED FOR SITE 7 IN WOODLAND TWP., DUE TO ALREADY EXISTING COVERAGE.

While at the Farm Fair in Lumberton, NJ on Friday, 7/24/98, my wife, Michele, my three children and myself, along with Carl Pulaski, a neighbor, stopped at the Comcast Booth. We spoke to their representative Mr. Thomas J. Wolfe, He stated, "Comcast has full State of New Jersey Coverage". He is the Sales Manager for Nationwide Roadside Assistance, Cellular/Digital Phone Sales. He is located at the Heritage Bldg. 703 Stokes Road in Medford, NJ 08055. Phone 1-800-IN TOWN-1. He gave me his card and wrote the coverage area on the back. (Copies included)

I hope the Pineland Commission makes the correct decision concerning site #7, and minimizing the tower construction in the entire Pineland Region.

PLEASE CONSIDER: * There is existing coverage concerning site #7, consequently, this location is not needed.

- * Their will be visual impact at site #7. This 180 ft. tower will far exceed the height of the trees, photo's submitted in Mays Landing.
- * Site #7 is part of the most pristine of the Pineland Region and should be preserved, not visually polluted.
- * Property value issues, under equal conditions, people prefer a home without any questionable problems and towers are perceived as questionable health problems. (Article submitted in Mays Landing).
- * Bell Atlantic Rep., Harry Fisher, stated under oath, at 's Woodland Township's initial meeting, that if you took the existing towers and overlap the areas of coverage, there is coverage with some dead spots. Bell Atlantic should Erect the Rt. 206 & Rt. 70 Location, or co-locate on the existing Comcast towers.
- * Utilize the Atlantic Electric already existing towers, as per Michele Costello, Atlantic Electric Rep. (609) 625-5820.
- * 911 Emergency Issue is not reliable service, do to the fact that it is impossible to pin-point the exact location of the call. It is simply a good back-up for the already widely used 2-way radio system.
- * Electric fences surrounding each tower site are a concern for children and wildlife.
- * Back-up fuel driven generators at each tower site in the dry forest region is a forest fire concern.

- * Building an access road to serve site #7 would mean the removal of many trees in this pristine area. Each location must be luminated 100% of the day and night. Each location must run an air condition unit for cooling, what is the level of noise emitted. NOISE POLLUTION.
- * Foundation 40 ft. deep into drinking wells of people who live in the area of each 180 ft tower.
- * Electro Magnetic Energy emitted off every tower is an untested science. Steven Foster, the cell phone spokesman for the cell industry, was quoted as saying that, "It is beyond the ability of science to prove there's a hazard. People are asking questions that basically can't be answered". Asbury Park Press 7/24/94.
- * Senator Byron Baer, requesting a Senate hearing of the safety of Driving and talking on a cell phone. The cell phone future is uncertain.
- * Dr. John Violanti, at the Rochester Institution of Technology, conducted a 5 year study of driving/talking on a cell phone. He concluded there is a 34% greater chance of causing an accident while driving. Dr. Violanti phone # 716-475-2393.

People love the Pinelands Region for the beauty it offers to bike, nature hike, boat, fish, camp and get away from reality. The Pineland Preservation Alliance has stated that 70% of the Pinelands already has coverage. Let's keep it pristine and do what is right for the area, not the industry.

(Bylines 1992)
JJS

Sincerely,



Jack J. Salemi

FARM FAIR 7/24/98

Thomas J. Wolff
Sales Manager

The Heritage Building
703 Stokes Road
Madison, New Jersey 08055
Telephone: (609) 654-1857 Ext. 13
Toll Free #: (800) INTOWN-1
Fax: (609) 654-4857

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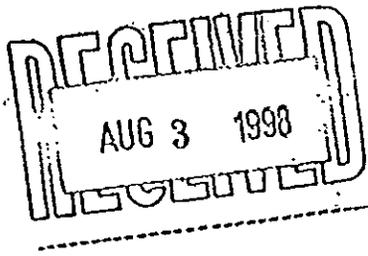
11/09

PARKING

\$5

Thank You

The parking fee benefits the Farm Fair Organization
and the Northern Burlington County NFA Chapter.



Mr. & Mrs. John G. Takacs
8 Hampshire Court
Evesham Twp., NJ 08053

Mr. Moore, Director
The Pinelands Commission
PO Box 7
New Lisbon, New Jersey 08064

Re: Comprehensive Plan
Application No.: 98-0272.01

Dear Mr. Moore:

We are writing this letter to express our objection to the above application by Bell Atlantic Mobile to erect a 200 foot cellular tower at 282 Chestnut Avenue, Evesham Township, New Jersey. Our property borders Chestnut Avenue and it is approximately two blocks from the proposed site. Notwithstanding Bell Atlantic's representations, this tower would be visible from our house.

We have reviewed Urban Engineers, Inc. letter dated 5-19-98 and addressed to William Harrison, Esquire. It is evident from this letter that the proposed site does not satisfy the requirements of N.J.A.C. 7:50-5, et seq. The report is full of unsubstantiated statements and, quite frankly, misleading facts.

In particular, the code at section 7:50-5.4(c)3 mandates that "the antenna utilize(s) all existing communications on other suitable structure...The engineer's report claims that there exists no existing structure...for multiple users." However, the report does not set forth why Bell Atlantic needs an antenna for multiple users. Evidently, there exist pre-existing structures to both satisfy the code requirements as well as Bell Atlantic's requirements. However, Bell Atlantic does not want to simply meet their needs. They clearly want to build a large, unsightly, 200 foot tower in the middle of a relatively urban suburban area in the pinelands, then subcontract this tower's

capabilities out to other cell phone providers. This is not acceptable and should be rejected solely on this basis.

To impose a cell phone tower next to a YMCA camp amongst numerous residential properties will most certainly denigrate the aesthetics of our community, as well as the surrounding pinelands. This proposal is in contravention of the N.J.A.C. and the very essence of what the pinelands are meant to be.

Ostensibly, Bell Atlantic wishes to enhance their service in our vicinity, and therefore, should be relegated to use pre-existing structures throughout the area. It is an insult to hide behind this pretense and ask that a tower be placed in an area that is an enclave of tranquility within an ever increasing urbanized environment purely for economic reasons. The Pinelands Commission was not established to sanction this offensive corporate behavior and should deny Bell Atlantic's proposed plan as too visually obtrusive upon the recreational facilities, major and minor roadways, existing residences and the many trails and paths that exist throughout the wooded area in the immediate and proximate area.

We trust this letter conveys our strong opposition to Bell Atlantic's proposal. Should this tower be built, it will only serve as an excuse for another entity to seek further devastation of a fragile environmental area. The Pinelands Commission needs to preserve and enhance the aesthetics of our area and carefully adhere to its mandates.

Sincerely,

A handwritten signature in cursive script that reads "Mr. & Mrs. John G. Takacs". The signature is written in dark ink and is positioned above the typed name.

Mr. and Mrs. John G. Takacs

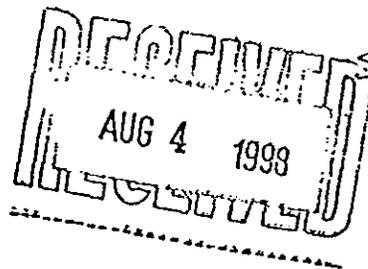
8.3.98

Pineland Commission,

I wish to express my opinion
that the Pineland Commission NOT
permit the construction of cellular
towers in the pine plains, ever.

We must hold our ground
against every unsound development
scheme -

Build the towers next to the
fire towers or within Pineland
communities (group development).



Sincerely,

CHRISTEN ERICHSEN
NEW GRETNA

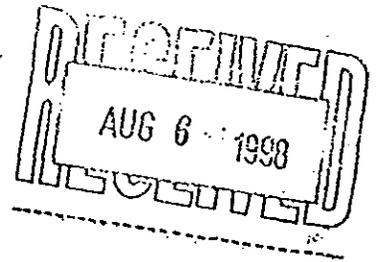


Manchester Township

1 Colonial Drive

Lakehurst, New Jersey 08733

(908) 657-8121



August 3, 1998

THE PINELANDS COMMISSION

P.O. Box 7

New Lisbon, NJ 08064

Attn: Mr. Terrence D. Moore, Director

Re: PROPOSED CELL TOWER FACALITIES PLAN

Dear Mr. Moore:

I attended the meeting hosted by the Pinelands Commission held on July 9th concerning the revised cell tower plan.

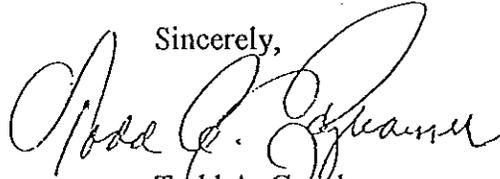
It was encouraging to hear that the new plan proposed 16 new towers as opposed to 26 in the previous request. However, as reflected by the many comments made at the meeting, the recent plan still lacks clarity with regard to specific locations. It is very difficult to assess the impact on local land use when a tower could be located within five miles from where it is shown on the proposed siting map.

For instance, within five miles of the proposed site in the Beckerville area of Manchester Township is our POR-LI (Pinelands Office Research-Light Industrial) zone. Recently adopted ordinance 98-008 added regulations for the location and approval of wireless telecommunications towers and antennas within the township. If locations were more site specific, the proposed tower could be shown in that zone where it would be deemed a permitted use, and could be designed and regulated by ordinance. Further, Manchester Township Ordinance 98-008 and the Master Plan for tower locations would be in agreement.

We ask that the Pinelands Commission take our concerns into consideration before final adoption of the plan.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Todd A. Ganghamer". The signature is written in black ink and is positioned to the left of the printed name.

Todd A. Ganghamer
Director of Planning & Zoning