

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING
HELD JANUARY 3, 2002**

CALL TO ORDER: The meeting was called to order by Chairman Miller at 7:30 p.m.

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in Section 3D of Chapter 231 P.L. 1975 has been made to the New Jersey Herald and is also posted on the Bulletin Board at the Hardyston Township Municipal Building.

ROLL CALL:

Carl Miller	Present
William Walsh	Present
Santo Verrilli	Present
Gerald Laughlin	Present
David Toye	Present
Gary Bargiel	Present
Candace Leatham	Present
Mary Ann Murphy	Present
Ann Kievit	Excused

APPROVAL OF MINUTES:

A motion to approve the minutes of the regular meeting held December 6, 2001, was made by Candace Leatham and seconded by William Walsh. All were in favor. The motion carried.

RESOLUTION(S):

ZB-8-94-2, Pilz, Anton, Two-year Extension Request for Preliminary Major Subdivision Approval: A motion to grant the two-year extension request for preliminary major subdivision approval subject to the conditions cited below was made by Santo Verrilli and seconded by William Walsh. Roll Call: William Walsh – yes, Santo Verrilli – yes, David Toye – yes, Candace Leatham — yes, Mary Ann Murphy – yes, Carl Miller – yes. The motion carried. The conditions of approval were noted as follows: the development of the parcel will proceed in accordance with the plan submitted and approved; the payment of all fees, costs, escrows due or to become due shall be paid within twenty days of a request by the Board Secretary; all terms and conditions of all prior Resolutions remain in effect unless satisfied or modified as a result of the granting of this extension; and certification that taxes are paid to the date of approval must be submitted.

APPLICATIONS:

ZB-10-1-01, Stockholm United Methodist Church, Block 37, Lot 4, Preliminary and Final Site Plan, Variances: Board members reviewed a letter forwarded by the Applicant's attorney requesting the matter be withdrawn without prejudice. A motion to dismiss the application without prejudice was made by Candace Leatham and seconded by William Walsh. All were in favor. The motion carried.

ZB-1-02-1, United Telephone Company of New Jersey d/b/a SPRINT, Preliminary and Final Site Plan:

Carl Nelson, Esq., presented the Applicant's request for a use variance to install and operate an underground telecommunications vault on a 2500 sq.ft. easement on Rude Town Road. Mr. Ken Stanley, Network Real Estate Associate for Sprint, Inc., and James Hill, P.E., were sworn.

Mr. Stanley presented that the 9' x 17' water-tight underground telecommunications vault will contain a digital switching station that will enable Sprint to expand services and relieve congestion within the existing cable connection going back to the Sprint central office located in Franklin Borough. The "satellite" station will serve as an extension of the Franklin central office and service customers by providing the dial tone to those customers within a two-mile radius of its placement. The station will link to a conduit system that presently runs along Rude Town Road.

Mr. Stanley explained that the newer technology and wiring for high-speed connections can not go as far as the older copper wires. He stated that due to the limited distance capacity of the technology, several "satellites" may be installed in strategic areas over the next five years to increase Sprint's service capabilities. He stated that there is a

temporary pole set-up in the subject area that was set up due to an unanticipated increased demand for services at the Crystal Springs Development. He stated that should the application be approved, the temporary pole set-up will be dismantled.

Mr. Stanley described the site as having no water, sewer, or above-ground lighting. The vault, which will be installed at a depth of 13', opens via a hatch. Exhibit A-4, a photograph of a similar vault being installed, was marked into evidence. Mr. Stanley stated that the vault will protrude approximately 2' above ground. Exhibits A-3 and A-5, photograph of the type of hatch proposed, were marked into evidence. A pedestal for a power meter and a cross-box will be located at the surface. The cable that extends to the houses in the area goes into the cross-box and the dial tone will come from the vault via a cable into the box. Sprint workers can open the cross-box and cross-connect the wires from point a to point b to deliver the dial tone. Mr. Stanley noted that previously established lines could be activated by computer.

Mr. Stanley explained the site selection process. He stated that a flat surface is preferred with a location central to the customer pool and close to the road. It was noted that close proximity to the road is desirable for service and generator linkage via cable during power outages. Exhibit A-1, a map of the Franklin office service area, was marked into evidence. Exhibit A-2, a display of eight photographs, included photographs of the site from different perspectives, a photograph of the temporary pole equipment set-up, and a photograph displaying the distance from the entrance of Crystal Springs, was reviewed. Exhibit A-6, a photograph depicting a finished site was marked into evidence.

With reference to the construction process, Mr. Stanley stated that may take from four to six months to complete. He presented that the Applicant has applied to the county for a road opening permit to enable the installation of a manhole to avoid extensive construction at the entrance of Crystal Springs.

With reference to the operation and maintenance of the structure, Mr. Stanley stated that workers may be on-site two to three times per week. Typical work hours were stated as 8 a.m – 5 p.m. Emergency service work may take place off-hours. Maintenance of the cabinet itself is scheduled quarterly. The cabinet is equipped with an alarm should problems occur with the unit. Lighting of the vault interior is activated when the hatch opens.