

**OWEN,  
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INC.**

Engineers  
Planners  
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June 30, 2025

**Borough of Beach Haven  
Land Use Review Board  
300 Engleside Avenue  
Beach Haven, NJ 08008**

**Re: Docket No. 2025-02  
Minor Site Plan Application  
Cellco Partnership d/b/a Verizon Wireless  
Block N/A, Lot N/A  
ROW nearest to 325 Taylor Ave  
OLA File No. BHLU-25-CELL**

Dear Chairwoman and Members:

This office is in receipt of and has reviewed the Minor Site Plan Application for the above referenced site. In addition to the application, the following items were included in the submission:

- A. Site Plan, Six (6) Sheets, prepared by Colliers Engineering & Design, signed by Peter M. Albano, PE, and dated 11/11/2024, with a latest revision date of 04/11/2025.
  - Sheet T-1 – Title Sheet
  - Sheet Z-1 – Site Plan and Partial Site Plan
  - Sheet Z-2 – Site Plan and Partial Site Plan
  - Sheet Z-3 – Elevation Views and Pole Photo
  - Sheet A-1 – Construction Details
  - Sheet A-2 – Construction Details
- B. Existing Conditions Plan, One (1) Sheet, prepared by RWC Surveying, signed by John J. Hanlon, and dated 10/21/2024, with a latest revision date of 04/02/2025
- C. Electromagnetic Exposure Certification, prepared by DBM Engineering P.C., and dated 03/25/2025.
- D. Radio Frequency Design Analysis, prepared by DBM Engineering P.C., dated 03/25/2025.
- E. Photo simulations prepared by Colliers Engineering and Design, dated 01/21/2025.

The applicant seeks approval to construct a 38.5 FT tall utility pole with a 2.8 FT tall antenna located within the right-of-way of Delaware Avenue. The proposed utility pole will connect to the existing electrical and provide new fiber connections to the adjacent utility pole.

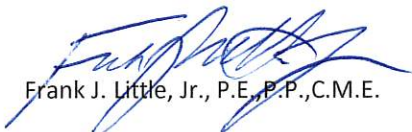
Based on our review of the submitted materials, we offer the following for the Board's consideration:

1. **Zoning** – The subject site lies within the BD- Business District Zone. Our review of the plans provided indicates that no variances are required, but our findings are listed below:
  - a. Ordinance 212-28(F)(2)(e)[1][b] stated towers shall have a separation distance of 100 FT of any multifamily residential units greater than duplex units. After reviewing this ordinance, the tower lies more than 100 FT from the closest multifamily residential units greater than duplex units, complying with this requirement.
  - b. Ordinance 212-28(D)(12) states no signs are allowed on an antenna or tower, the applicant proposes "Emergency Contact Sign" and "RF Signage" on the utility pole, a testimony shall be provided detailing the size of the proposed signs.
  - c. Ordinance 212-28(D)(15)(a) states the maximum height of an antenna or tower for single user can be up to 75 FT. The applicants proposes a 38.5 FT utility pole with a 2.8 FT antenna totaling 41.3 FT which complies with this requirement.
2. **Architectural Plans** – No Architectural Plans are provided, however, design specification for the utility pole are provided within the Site Plans.
3. **Sewer and Water Utilities**- As Project Note #13 states, "The facility does not require potable water or sanitary services."
4. **Curb and Sidewalk**- The applicant shall provide testimony regarding all curbing and sidewalk removed will be replaced in like to the existing.
5. **Flood Zone** – All construction shall be in accordance with the applicable flood zone regulations and shall meet the most stringent at the time of construction.
6. **Additional Approvals** – Additional approvals will be required from any other agencies that have jurisdiction.

It is therefore recommended that should the Board approve this application, it be conditioned upon consideration of the comments cited above and any other conditions the Board may wish to impose.

Pursuant to the new fee ordinance, escrow fees have been posted with the Borough to cover the professional fee.

Very truly yours,



Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASI:hmh

Cc: Gina Sauchelli, Secretary ([lubsecretary@beachhaven-nj.gov](mailto:lubsecretary@beachhaven-nj.gov))  
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