

**Borough of West Reading – Public Hearing
Tuesday, September 17, 2019 – 6:30 p.m.**

Conditional Use Hearing – AT&T Wireless Communication Facilities

A public hearing was held at Borough Hall on Tuesday, September 17, 2019 for a conditional use hearing pertaining to two wireless communication facilities proposed to be located at 201 Walnut Street and 300 S. Seventh Avenue. Present were Council President Philip Wert; Council Vice President Christopher Lincoln; Council Members Jennifer Bressler, Nicholas Gardecki, Patrick Kaag, and Jack Gombach; Engineer Tom Unger; Planner Philip Asher; Borough Solicitor Charles Haws; Mayor Andrew Kearney; Borough Manager Nicholas Imbesi; Code Department Manager Cathy Hoffman; Borough Secretary Cynthia Madeira.

VISITORS:	James Rogers	Resident
	Oswald Herbert	Resident
	Karen Livingood	Resident
	Douglas Zeeger	Resident
	Eric Weaver	Non-Resident
	Douglas Cowan	NB+C Engineering Services, LLC
	Raissa Simchak	NB+C Engineering Services, LLC
	Andrew Petersohn	Radio Frequency Engineer
	Ali Shahid	Structural Engineer
	Reading Eagle Reporter	

Council President Philip Wert called the hearing to order at 6:32 p.m. and announced that the applicant met with the Planning Commission earlier this month to discuss two proposed Wireless Communication Facilities (WCF) and there were a few additional items requested from the applicant during that meeting.

Borough Solicitor Charles Haws reported that AT&T Mobility Corporation proposes to locate a small cell wireless facility on a new +/- 28' steel light pole in the right-of-way adjacent to 300 S. Seventh Avenue and to locate a small cell wireless facility on an existing 38' utility pole in the right-of-way near 201 Walnut Street, at the intersection of Walnut Street and Tulpehocken Avenue. Mr. Haws introduced the following Exhibits:

- Exhibit 1 Application at 300 S. Seventh Avenue for a small cell wireless facility on a new steel light pole in the right-of-way. The use is permitted as a conditional use under Section 455-148.
- Exhibit 2 Application at 201 Walnut Street for a small cell wireless facility on an existing utility pole in the right-of-way. The use is permitted as a conditional use under Section 455-148.
- Exhibit 3 Proof of Publication of the hearing for tonight at 6:30 PM, which was advertised in the Reading Eagle on September 3, 2019 and September 9, 2019.
- Exhibit 4 Notice to adjoining property owners dated August 30, 2019, mailed as indicated on an attached list.
- Exhibit 5 Affidavit of Posting dated September 4, 2019 by Steve Moyer, Borough Zoning Officer affirming that he properly posted the two locations with notices of the hearing.
- Exhibit 6 Minutes from the Borough Planning Commission dated September 4, 2019 recommending conditional use approval of the proposed small cell WCF contained in the applications subject to the review letters from Systems Design Engineering, including an agreement by the applicant to provide reimbursement for use of the right-

of-way and to provide justification for the proposed WCF locations. The Planning Commission recommended directional boring for the WCF fiber optic cabling at 300 S. Seventh Avenue.

- Exhibit 7 Systems Design Engineering 300 S. Seventh Avenue review letter, dated September 4, 2019.
- Exhibit 8 Systems Design Engineering 201 Walnut Street review letter, dated September 4, 2019.
- Exhibit 9 Wireless Communication Facilities Section 455-147 et seq.
- Exhibit 10 Verizon and New Cingular Wireless Pole Attachment Agreement

Douglas Cowan, a certified planner and licensed landscape architect noted a team of members that were present this evening to address the Planning Commission's comments: Raissa Simchak who is a site acquisition specialist with Network Building & Consulting; Ali Shahid who is a Pennsylvania certified engineer who can speak to the physical installation; and Andrew Petersohn who is Pennsylvania certified engineer that specializes in radio frequency engineering.

Mr. Cowan was sworn in for testimony and provided a copy of his resume, Applicant Exhibit 1; certificate of insurance, Applicant Exhibit 2, naming the Borough of West Reading as additional insured.

Review of the proposed WCF at 201 Walnut Street was provided, the facility at this location would be mounted to an existing Verizon owned pole with an electrical cabinet, electric meter and disconnect switch mounted approximately 10' above ground level, the top of the cabinet would measure 13'4" above ground level. Placement of an antenna to the top of the pole would measure 42' above ground level.

Andrew Petersohn was sworn in for testimony and noted that the location of small cell facilities is planned for areas where high data capacity usage exists. The installation of a small cell facility provides better service to a broader area by offloading traffic within these densely populated areas. A map of the existing AT&T coverage was provided, Applicant Exhibit 5A; and a projected map of coverage, Applicant Exhibit 5B. Mr. Petersohn noted that electromagnetic interference is not expected with this installation and human emissions exposure would be minimal and in compliance with Federal Communications Commission (FCC) guidelines. A copy of the emissions documentation, Applicant Exhibit 5C was provided.

Christopher Lincoln asked if the installed equipment would be upgradable to 5G components. Mr. Petersohn stated the equipment could be upgraded and described the proposed installation, which would provide its own fiber backhaul equipment delivering an improved transmission compared to the shared nodes in an Outdoor Distributed Antenna System (ODAS).

Mr. Cowan provided an illustration of the existing pole, Applicant Exhibit 5D and a photo simulation of the pole with the WCF installed, Applicant Exhibit 5E. It was noted that the attached equipment would be painted to match the existing pole, producing minimal visual impact.

Ali Shahid was sworn in for testimony and read the summarization of his structural analysis, which indicated that with gravity and natural loads the pole has an adequate support system. The report was noted as Applicant Exhibit 6.

Mr. Haws noted the Planning Commissions condition to acknowledge reimbursement of Right-of-Way use. Mr. Cowan acknowledged that compensation would be provided as outlined in the ordinance and within a fair and reasonable compensation as regulated by the FCC.

Mr. Haws requested justification as to placement of the facility, per ordinance regulations that requests a list of facilities located within a five-mile radius. Mr. Petersohn stated that this is an archaic regulation that pertained to Macrocell sites; small cell sites cover a smaller geographic radius of 1,000 feet.

Mr. Haws asked if consideration was given to collocate, specifically for the 300 S. Seventh Avenue application. Mr. Petersohn stated those rooftops applications tend to shadow the signal, nonetheless there were facilities contacted and examined that were not feasible or aesthetically pleasing.

Mrs. Bressler inquired as to installation of fiber optic cabling for the 201 Walnut Street location. Mr. Cowan reported that they are 95% certain that installation would be overhead; typically, this is decided during the permitting stage. However, Council could stipulate placement that would be considered.

Review of the proposed WCF at 300 S. Seventh Avenue was provided. A map of the proposed location of installation was provided that is across from the Reading Hospital and adjacent to the Scottish Rite Cathedral, Applicant Exhibit 7A. An elevation view, Applicant Exhibit 7B illustrated a steel streetlight pole, consistent with the existing streetscape, measuring 27'6" in height with an overall height with the installation of an antenna of 30'. The equipment cabinet would be located 10' above ground level with a meter and disconnect located approximately 7' above ground level. The streetlight would be installed with a concrete foundation. Photo simulations were provided of the existing area view, Applicant Exhibit 8A and a computerized rendition of the area with the streetlight and WCF installed, Applicant Exhibit 8B. Mr. Cowan noted that since the Planning Commission meeting the dimensions were revisited and discovered that the simulation provided to the Commission was inaccurate. Therefore, an updated simulation was provided, Applicant Exhibit 8C. An image of an existing fixture located on Seventh Avenue was also provided, Applicant Exhibit 8D.

Mr. Wert inquired as to the engineer's request for an alternative pole composition material for durability reasons. Mr. Shahid stated that structurally steel is widely used in these applications and that aluminum is typically not manufactured in the same gauge as steel poles. Mr. Cowan stated that the color of the proposed pole would be painted to match the existing poles.

Mr. Lincoln inquired as to a review of the existing streetlight height and the ability to modify the proposed streetlight height to match the streetscape. Mr. Petersohn stated that the WCF must maintain a certain height to maintain radio frequency.

Raissa Simchak was sworn in to provide testimony and noted discussions with the Zoning Officer regarding right-of-way maintenance agreement and ownership of the streetlight. The option of the Borough maintaining ownership of a new LED streetlight pole was suggested and noted that should the WCF be removed, the streetlight would remain. Should the Borough decide not to own the streetlight a third-party would be required. Mr. Haws requested clarification as to maintenance and repair of the streetlight regardless of ownership. Ms. Simchak stated that per the right-of-way maintenance agreement, maintenance/repair would be provided.

Mr. Wert stated that further review and information would be needed to provide a determination and due to the forty-five-minute delay to commence the regular Council meeting, it was suggested to continue the hearing at a later date. The date and time set for the continued hearing was agreed to take place on Wednesday, October 16, 2019 at 6:00 p.m.

The hearing was adjourned at 7:46 p.m.

Respectfully submitted,

Cynthia Madeira
Borough Secretary