

**BOROUGH OF WEST READING  
PLANNING COMMISSION**

**WEDNESDAY, SEPTEMBER 4, 2019**

The West Reading Planning Commission met for their regular meeting on Wednesday, September 4, 2019 at Borough Hall with the following persons present: Chair Philip Wert; Vice Chair Christopher Lincoln; Terry Siggins, Jennifer Bressler, Oswald Herbert, Daniel Horman, Joseph Scoboria, Christin Kelley, Tracy Fiedler; Police Chief Stephen Powell; Engineer Tom Unger, Planner Philip Asher; Borough Manager Nicholas Imbesi; Code Department Manager Cathy Hoffman and Borough Secretary Cynthia Madeira.

**Visitors:** Eric Weaver  
Douglas Cowan, NB+C Engineering Services, LLC  
Raissa Simchak, NB+C Engineering Services, LLC

Mr. Wert called the meeting to order at 6:04 p.m.

Mr. Unger introduced himself and Systems Design Engineering's newest staff member Philip Asher who will be the new Director of Land Planning for Borough related aspects now that Bruce Heilman has retired.

Mr. Wert introduced the newest Planning Commission Member, Tracy Fielder who was appointed by Council last month.

There was no public comment.

**Approval of Minutes**

Motion to approve the August 7, 2019 minutes. **Moved** by Ms. Kelley and seconded by Mr. Siggins. **Motion carried 9-0.**

**New Business**

- a. **Conditional Use Applications** – Mr. Wert noted that there are two small cell wireless communication facilities (WCF) conditional use applications, which have been reviewed by Systems Design Engineering. Douglas Cowan, authorized agent for the applicant, AT&T Mobility Corporation, provided an overview of the following:

- (1) **201 Walnut Street:** This WCF is proposed to be located on an existing Verizon owned pole with associated backhaul transport equipment approximately 10' above ground level, collocating an AT&T antenna within an existing public right-of-way. The proposed small cell Antenna, which is approximately the size of a five-gallon bucket can be painted to match the pole, and would replace older Macrocell sites to handle radio frequency demands covering a range of approximately 1,000 feet. Placement of fiber optic cabling is pending but anticipated to be overhead.

The following items were discussed following Mr. Cowan's project overview:

- Mr. Herbert inquired as to revenue sharing. Mr. Cowan stated that there are other municipalities where revenue is shared and is willing to entertain this aspect.
- Mr. Lincoln inquired as to pole replacement since the plans indicated a proposed elevation of 45'. Mr. Cowan stated that this was an error on the plan, which will be corrected to show the existing pole height of 29'.
- Mr. Unger requested justification of the selected location, listing other towers within five miles and demonstration of permission to collocate on the Verizon structure. Mr. Cowan provided a copy of the Pole Attachment Agreement between Verizon and New Cingular Wireless PCS, LLC and indicated the justification would be available at the hearing scheduled on September 17, 2019 at 6:30 p.m.

- Mr. Scoboria inquired as to a Certificate of Public Convenience and Certificate of Insurance. Mr. Unger stated that that Public Utilities Commission ruled that Distributed Antennae Systems, like the one proposed are not considered public utilities and therefore, a Certificate of Public Convenience is not required. Mr. Cowan stated that a Certificate of Insurance would be provided for antenna support structure safety.

- (2) **300 South Seventh Avenue:** This WCF is proposed to be located in the public right-of-way of South Seventh Avenue on a new steel light pole with associated backhaul transport equipment. The proposed light pole would compliment existing light poles with a total height of 31' utilizing underground wiring since there is no overhead wires in this vicinity. Wiring would be pulled from Parkside Drive North to Seventh Avenue.

The following items were discussed following Mr. Cowan's project review:

- Mr. Lincoln stated that Parkside Drive North had been paved less than five years ago and is currently under a moratorium for street openings, it was suggested to directional bore as opposed to trenching. Mr. Lincoln also asked if Tower Health had been contacted to discuss collocating on one of their buildings and it was noted that the hospital was open to this aspect in the past. Mr. Cowan stated that the radio frequency engineers specify the location and will be available and prepared to discuss this aspect at the public hearing.
- The option of the Borough maintaining ownership of the new LED streetlight pole was discussed. It was noted that AT&T would reimburse the Borough for all electric usage and should the Borough own the pole it would remain even if the WCF were to be removed. Mr. Unger recommended that if the Borough maintains pole ownership that it be constructed of aluminum as opposed to steel for longevity and maintenance purposes.
- Mr. Horman inquired as to the type of equipment being installed. Mr. Cowan stated that 3G or 4G equipment would be installed with the ability to upgrade to 5G once the equipment becomes available.
- Residual revenue is possible for this location, within parameters of FCC regulations.

Motion to make a recommendation to Council contingent upon the outstanding items set forth in Systems Design Engineering review letter, dated September 4, 2019, specifically page 3, item "7" with regards to reimbursement of right-of-way use and page 4, letter "r" for justification of the proposed location of the WCF at 201 Walnut Street. **Moved** by Mr. Lincoln and seconded by Mr. Siggins. **Motion carried 9-0.**

Motion to make a recommendation to Council contingent upon bringing the fiber optic cabling to the site via directional boring; revision of streetlight pole material from steel to aluminum; and justification of the proposed location of the WCF at 300 South Seventh Avenue. **Moved** by Mr. Siggins and seconded by Mr. Lincoln. **Motion carried 9-0.**

Mr. Wert stated that Borough Council would independently determine pole ownership.

NB+C Engineering, LLC visitors departed the meeting at 7:04 p.m.

- b. **Rental Ordinance** – Chief Powell was invited to join the Commissioners to discuss enforcement of Disruptive Conduct within the proposed rental ordinance amendment. Chief Powell provided a copy of the City of Reading's Disruptive Conduct Report (DCR) as an example and stated that either a Police Officer or Code Enforcement Officer could provide a report of the incident as an added layer of

communication/involvement between the departments and that following the maximum number of DCR's, as recorded/tracked by the Code Department, the two departments would meet to determine a course of action. Chief Powell stated that currently there are no issues that he is aware of and it was agreed that this tool would empower administration to handle a situation should one arise. It was recommended that use of the Housing Review Board to hear resident complaints should be utilized as opposed to bringing complaints to Borough Council during a public meeting. Mr. Wert requested Commissioners to continue their review of the remaining Sections 355-13 through 355-18 to discuss during the October meeting.

- c. **Noise Ordinance** – Chief Powell stated that the Noise Ordinance currently lists the Police Department as the sole mechanism to enforce these regulations and the difficulty presented to enforce certain incidents. It was suggested to add the Code Department as a mechanism to enforce incidents such as trash haulers violating the prohibited timeframes to empty dumpsters, construction noise and resident trash violations to more appropriately issue a warning/citation against the company or resident. It was noted that a Noise Ordinance amendment has been advertised to modify the timeframes for collection of trash from dumpsters, and it was decided to be table this action until Commissioners can review further amendments.
- d. **Sleeping in Public Places** – Chief Powell noted an increase of incidents where people are found sleeping in public spaces and the difficulty to prevent this type of activity. Further research is needed to determine a potential course of action through the Solicitor, and it was also recommended to contact the hospital for suggestions or available programs.

### **Adjournment**

Motion to adjourn the meeting at 7:54 p.m. by Mr. Siggins and seconded by Mrs. Bressler. **Motion carried 9-0.**

Respectfully submitted,  
Cynthia Madeira  
Borough Secretary