Alaimo Group

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September 4, 2025

Mr. Carl Benedetti, Jr., Chairman
Ewing Township Zoning Board
2 Jake Garzio Drive
Ewing, NJ 08628

RE: Ewing Township – Mercer County
Cellco Partnership d/b/a Verizon Wireless
802 River Road
Block 419, Lot 29
Zone BN
ZB-25-002
Our File No. A-0198-0092-000

Dear Chairman Benedetti:

We are in receipt of a Land Development application which the applicant proposes to construct a new 40'x40'enclosed communications facility compound that will include a cell tower and adjacent elevated equipment platforms.

We have reviewed the following information in support of this application.

1. Land Development Application, Checklist and associated documents for Cellco Partnership d/b/a Verizon Wireless.

2. Plans entitled "Cellco Partnership d/b/a Verizon Wireless Tre Sanhican Zoning Drawings 802 River Road Ewing, New Jersey 08628" prepared by Network Connex, consisting of thirteen sheets (13) dated March 13, 2025, revised April 28, 2025.

3. Cover letter prepared by Zublatt & Jones, PC. dated May 2, 2025.

4. Conditional Use Variance/Major Site Plan Application Support Memorandum for Cellco Partnership d/b/a Verizon Wireless prepared by Zublatt & Jones.

5. Radio Frequency Design Analysis prepared by DBM Engineering, PC dated January 31, 2025.

6. Electromagnetic Exposure Analysis prepared by DBM Engineering, PC dated January 31, 2025.

7. D&R Canal Commission Jurisdictional Determination dated January 21, 2025.

Based on our review of the submitted documents, we have the following comments for the Board's consideration:

1. We defer to the Board Planner with regard to landscaping, zoning and variance requirements.

2. The proposed improvements will be constructed within the Delaware River Flood Zone. Documentation should be provided as to whether or not an NJDEP permit is required. It should be noted that the proposed elevated equipment platform elevations are above the flood plain elevation.

3. Existing topography is shown on sheet Z-2. Proposed grading should be provided for areas to be disturbed in conjunction with the installation of the proposed improvements.

4. The plan should reflect the anticipated limit of disturbance for any temporary land disturbance during construction for material staging and construction equipment.

5. The plans indicate that the proposed compound will be enclosed by a 8' high chain link fence. Section 215-63 A(3) of the Land Development Ordinance requires a maximum fence height of 6'. A waiver is required.

6. Section 215-35 c(5)(h) of the Land Development Ordinance requires three (3) parking spaces to be provided for maintenance vehicles. None are shown on the plans. The applicant should address this requirement.

7. Section 215-55 A(1)(f) of the Land Development Ordinance states that the surface of any off-street parking and/or loading area shall be constructed with a permanent pavement of a type specified and approved by the Township Engineer. A 6" thick stone surface is proposed. A waiver is required.

8. Testimony should be provided regarding tractor trailer circulation for equipment delivery during construction.

9. Testimony should be provided regarding the potential impact of radio frequency emissions.

10. Testimony should be provided regarding future colocation use of the proposed cell tower and compound.

Should you have any questions or require any additional information, please do not hesitate to contact this office.

Very truly yours,

ALAIMO GROUP

Ryan Desai, PE, PLS
Senior Project Engineer

RD/DV

c: Ewing Township Zoning Board
Aaron Watson, Business Administrator
Charles Latini, PP, AICP, Board Planner
Jacob Minardi, PE, Network Connex (5000 Atrium Way, Suite 3, Mt. Laurel, NJ 08054)
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