

**PENNSVILLE TOWNSHIP LAND DEVELOPMENT ORDINANCE
CHECK LIST
SCHEDULE “HH” – WIRELESS TELECOMMUNICATIONS FACILITY
PLAN DETAILS AND INFORMATION REQUIREMENTS**

Applicant Please Check	All applications for approval of wireless telecommunications facilities must meet all requirements of, and provide all of the materials and information required by this checklist:	Verification (Official Use Only)
()	1. A written opinion by an RF engineer or other qualified person (a) confirming that the proposed PWTF/PWTEF is necessary to provide wireless telecommunications consistent with the standards of the FTA; and (b) explaining the FTA standard and how it has been met.	()
()	2. A written statement by an RF engineer or other qualified person explaining how the proposed PWTF’s height has been determined, and confirming that it is no higher than necessary to meet FTA service standards and to provide collocation opportunities as may be necessary.	()
()	3. A written statement by a qualified person explaining how the PWTF/PWTEF is designed to minimize visual impact.	()
()	4. A written statement by a qualified person confirming that the PWTF/PWTEF does not require aircraft safety lights or other lighting, and how such confirmation was obtained.	()
()	5. A written statement by the applicant confirming how the proposed PWTF/PWTEF location was selected, and explaining why any higher priority locations were not.	()
()	6. A visual impact study, graphically simulating through models, computer-enhanced graphics, or similar techniques, the appearance of any proposed PWTF and indicating its view from at least the five (5) locations around and within one (1) mile of the proposed PWTF where the PWTF will be most visible.	()
()	7. An aerial photograph of the impact area designation the proposed PWTF site and the locations from which the views were simulated.	()
()	8. The applicant’s site plan must confirm that the proposed PWTF and PWTEF will be surrounded by a security feature such as a fence made of anti-climbing material. All towers shall be designed with anti-climbing devices in order to prevent unauthorized access.	()
()	9. The applicant’s site plan must confirm that landscaping will be provided along the perimeter of the security fence to provide a visual screen or buffer for adjoining properties and public rights-of-way. Required front yard setback areas shall be landscaped according to site plan requirements of this Ordinance or other generally accepted standards. All PWTEFs shall be screened by an evergreen hedge eight to ten feet in height at planning time and/or a solid fence eight feet in height.	()

()	10. Signs shall not be permitted except to display owner contact information, warnings, equipment information, and safety instructions, all according to generally accepted standards. Such signs shall not exceed two (2) square feet in area. No advertising or other display shall be permitted on any PWTF or PWTEF.	()
()	11. A written statement by a qualified person explaining how the proposed PWTFs and PWTEFs color was selected to be appropriate to the proposed location context for the purpose of minimizing its visual impacts.	()
()	12. Written confirmation that all equipment has been designed and automated to ensure that no staffing is required to operate any proposed PWTF or PWTEF, and to reduce to the greatest extent possible any need for onsite maintenance (thereby minimizing the need for vehicular trips to and from the site). Access shall be from established site access points whenever possible.	()
()	13. No lighting is permitted at PWTF/PWTEF sites except that PWTEFs enclosing electronic equipment may have security and safety lighting at the entrance, provided that any light attached to the facility is no higher than 12 feet, focused downward, and activated by timing devices and/or sensors so that the light is automatically turned off during daylight hours. Any such lighting shall be focused and shielded to the greatest extent possible so as not to project towards or onto other lots.	()
()	14. Any proposed new telecommunications tower shall be of a “monopole” design unless the applicant demonstrates, to the Planning Board’s satisfaction, when applying generally accepted standards, that a different type of tower is necessary to promote collocation opportunities at the site.	()
()	15. A written statement by an RF engineer or other qualified person explaining current FCC RF emission standards and confirming that the projected power of the proposed facility will meet all applicable FCC standards	()
()	16. Documentation by a qualified person confirming that the proposed PWTF will be constructed to the Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) Revision F Standard entitled “Structural Standards for Steel Antenna Towers and Antenna Supporting Structures” (or equivalent), as it may be updated or amended, and that it will have sufficient structural integrity to support the proposed antennas and the anticipated future collocated antennas.	()

()	17. Applicants must provide a maintenance schedule for the PWTF/PWTEF that meets generally accepted standards to confirm that the site will not pose a safety threat, fall into a state of disrepair, or become a visual nuisance. The maintenance schedule must provide the name and address of the person or entity responsible for ongoing maintenance, and confirm how and by whom such maintenance requirements will be enforced.	()
()	18. The applicant must obtain a copy of the Township Engineer's inventory of existing PWTF site locations from the Construction Code Office and file it with the application.	()
()	19. An applicants proposing a PWTF at a new location must provide a written statement confirming that a reasonable attempt was mad, but that the applicant was unable to find an acceptable collocation site on reasonably acceptable terms.	()
()	20. An applicant proposing a collocated PWTF must provide a written statement confirming that it has selected the most appropriate collocation site from among those available.	()
()	21. The applicant must provide a letter of intent, to be reviewed for approval as to form by the Township Solicitor, confirming that the applicant will share the use of any PWTF site with other approved providers of wireless communication services upon such rates and terms as are reasonable given market conditions in existence at the time such shared use is proposed, and stating that the applicant consents to same as a condition of any Planning Board approval.	()
()	22. Each application for a PWTF shall be accompanied by a plan which showing all existing PWTF site locations in Pennsville Township, all PWTF site locations in nearby municipalities that provide service to areas within Pennsville Township, and all changes, if any, proposed by the applicant for providing service within and near Pennsville Township for the two (2) year period next following the date the application is filed, including plans for new locations and the discontinuance or relocation of existing facilities.	()
()	23. Each application shall include a site location alternative analysis and plan prepared by a qualified expert describing and depicting the location of other sites considered (including all tall structures suitable for installation of PWTFs/PWTEFs in and near the Township), the availability of such other sites, the extent to which other sites do or do not meet the provider's service or engineering needs, and the reason why the subject site was chosen. The analysis shall address the following issues:	()

()	a. How the proposed location of the PWTF site relates to the objective of providing wireless communication services as required by the FTA (1) at the time the application is presented, and (2) at the time such services are to be provided by the applicant.	()
()	b. How the proposed location of the proposed PWTF relates to the location of any existing antennas, antenna support structures, telecommunications towers, PWTFs and PWTEFs within and near Pennsville Township.	()
()	c. How the proposed location of the proposed PWTF site relates to the anticipated need for additional antennas in and near Pennsville Township by the applicant and by other providers of wireless communication services in order to comply with the FTA.	()
()	d. How the proposed location of the proposed PWTF site relates to the objective of collocating the antennae of many different providers of wireless communication services on the same PWTF; and	()
()	e. How its plan specifically relates to and is coordinated with the needs of all other providers of wireless communication services within and surrounding Pennsville Township in order to comply with the FTA.	()
()	24. Site Plan and conditional use approval are required for all PWTF/PWTEF applications.	()