

FACTS:

The site is in a C-5 Zone which has, among others, the following conditions:

1. A 30-foot limit on the height of buildings constructed therein. The height of this tower (120-foot) is 4 times that limit.
2. A 30-foot side yard setback requirement. The 28-foot x 28-foot compound enclosed by a 8-foot high fence surrounding the tower base is only 7-inches from the property of the Hamilton Methodist Cemetery.
3. The proposed use is not permitted in the C-5 Zone.
4. There are already 10 cell towers in the township, and an additional one has been approved for a site at the Hamilton Fire Company less than 1/2 mile from the proposed T-Mobil site. Further to the west there is one at the Garden State Parkway and to the east there is another next to the intersection of Routes 33 & 18.

DESCRIPTION:

The 120-foot tower will be seen from quite some distance, up to at least 1/2 mile depending upon the direction. The upper 28-foot portion of the structure is to have four three bladed antennas with spans of 14-feet each.

DISCUSSION:

To approve this proposal the Board of Adjustment (BOA) would have to grant extreme variances; extreme to the degree that they would render the existing zone-imposed conditions meaningless and no one will be able to rely upon these for protection in the future. Adherence by the BOA to the 30-foot sideyard setback requirement would put the tower compound in front of Neptune Door and impair its operations. Neptune Door is trying to get more use of its property than zoning allows, at the expense of its neighbors.

Depending upon direction, the tower poses a monstrosity on the horizon for quite some distance . It will readily be seen from Old Corlies Avenue, including the Hamilton church and cemetery; West Bangs Avenue, including Holy Innocents church; and Route 33, including Beth El cemetery.

The Hamilton Methodist Cemetery property was acquired for use as a cemetery and the fact that this part contains no known graves should not be an excuse to defile the property around it to the extent that persons wishing to purchase grave space nearby find it unacceptable. This cemetery presents a serene environment for people to bury and mourn their loved ones. It has served the Hamilton community and many others for well over 200 years, and will continue to provide this essential service if the township will disallow incompatible nearby uses such as this. The financial survival of the cemetery depends upon its attractiveness as a burial site, including how well it is maintained year after year. Allowing this tower so near will reduce the attractiveness of the cemetery, thereby adding to its existing financial dilemma, and reduce the value of other nearby properties.

I, _____, residing at

street township zip

do hereby oppose the application by T-Mobile to construct and operate a cell tower on the property of Neptune Door, or any other nearby property.

Date: _____ Name (please print): _____

telephone: _____ email: _____