



LINCROFT VILLAGE GREEN ASSOCIATION Inc.

P.O. BOX 101 LINCROFT, NEW JERSEY 07738

“A COMMITMENT TO THE PRESERVATION AND RESTORATION OF OUR COMMUNITY”

July 21, 2008

Mayor Gerald Scharfenberger and
Middletown Township Committee Members
1 Kings Highway
Middletown, NJ 07748

Dear Mayor Scharfenberger and Committee members,

Recently cell phone companies have submitted at least three applications to install new cell phone towers at locations within Middletown. More applications for additional towers at other Middletown locations are currently being prepared. Each of these applications has produced significant opposition by residents who live nearby or residents who send their children to schools that are near the proposed location. This results in prolonged debates and sometimes litigation in the planning and zoning application processes.

Middletown Township needs to follow the example of other townships, such as Aberdeen and Hazlet, and pass a resolution that specifies where new cell phone towers or antennae can and cannot be built. Aberdeen passed an ordinance that defines 8 preferred sites for cell phone towers or antennae. Applications for locations that are outside of those 8 locations have been denied.

Hazlet's ordinance, passed in 2001, outlines priorities for new cell phone towers and/or antennae. These include the following: New antennae should be placed, preferably on existing municipal or public property and NOT on newly built towers. Collocation and site sharing of facilities are encouraged. Towers are limited in height and cannot be closer than 500 ft. from residential zones, schools and historic sites. Towers cannot be closer than 1000 ft from each other. New installations on existing structures cannot increase the height of that structure by more than 10 percent. Consequently, cell phone companies have had to change their preferred locations for new structures to comply with Hazlet's law.

With the many cell phone companies in existence, the number of cell phone tower applications that the Middletown Zoning Board hears will only increase. Current zoning laws exist that limit the placement of large structures such as towers. However, cell phone companies have been able to win variances that place towers close to residences if the company can prove a need for better service in that area.

Middletown Township needs to take the lead and specify where cell phone towers and/or antennae can and cannot be placed. A commission, including residents and cell phone experts, needs to be formed to determine the best locations. Without an ordinance or resolution to direct the cell phone companies, the people of Middletown will be fighting battle after battle with cell phone companies that only look at a map and do not consider the needs of the population when they consider new tower placements.

Sincerely,

Carol Baker
Co-President