

DATED: __May 12, 2020__TO: ____New Cingular Wireless PCS,LLC (AT&T)

Dear Sir or Madam:

Your request for (a building permit to construct or make alterations to) (permission to use) the premises hereinafter described has been denied for the reasons set forth below:

1. Property is located at Block __172__ Lot __41__
____316 Tennent Road, Morganville, New Jersey 07751____
2. Property is located in a __IOR Industrial Office Research__ Zone.
- 3a. The Zoning Ordinance Area, Yard, and Building Requirements are:
Lot Area __5 Acres__ Frontage __300'__ Width __300'__ Depth __300'__
Front Yard Setback __80 feet__ Side Yard Setback __70' (principal structure)__
And __50' (accessory structure)__ Rear Yard Setback __80' (principal)/ 60 (accessory)__
Land Coverage __35% Total Building)/60% Total Impervious__ Other: __FAR: 0.35__

Any Previously granted variances for the subject property: __PB 988-07 Site Plan approval granted by Planning Board for Industrial/Office use on this undersized lot__

- 4a. Proposed construction involves the following (describe the proposed construction)
__To construct a 150' high monopole with wireless antennas and support equipment in a shelter within a fenced compound.__
- 4b. *for office use only*
Your request involves the following use or change of use: __The addition of the monopole requires a site plan approval and does not meet the conditions of the conditional use requiring the need for a D-3 use variance.__
- 4c. Deviations from the Ordinance Requirements due to proposed construction
Lot Area __3.8 acres*__ Frontage ____
Front Yard Setback ____ Side Yard Setback ____
And ____ Rear Yard Setback ____
Land Coverage ____ Other __344' to residential zone*__
5. ____ The Zoning Ordinance does not permit the proposed use in the zone.
__X__ The Zoning Ordinance requires a Conditional Use Permit for this proposed use and they do not meet the conditions of the conditional use
____ Applicant needs a Hardship Variance.
__X__ Other - __Bulk Variances and Waivers Required__
6. Additional Remarks __220-102D (7) Doesn't meet the conditions of the conditional use; and therefore requires a D-3 use variance. 220-102E (2)- Insufficient lot size. 220-102F1(a) Closer than 500 feet to a residential zone. 220-102F(1)[b] Fall zone requires 150% of monopole height (200'), to lot line; 126' proposed.__

Sarah Paris

Zoning Officer