

**MEETING MINUTES**  
**LANCASTER TOWNSHIP**  
**ZONING HEARING BOARD**

**July 22, 2014**

Chairperson John W. Metzger called the meeting to order at 7:00 P.M. The following members were present: John W. Metzger, Elizabeth W. Bamford, Peggy D. Hall, and alternate member Joseph P. LoCurto. Also in attendance was Joseph Kenneff, Esq., Zoning Hearing Board Solicitor, Thomas P. Daniels, Assistant Township Manager and Zoning Officer, and Lisa Miller, Court Reporter.

**MINUTES**

On a motion, the minutes from the June 24, 2014 meeting of the Lancaster Township Zoning Hearing Board, were approved as written.

**OLD BUSINESS**

1. Continued from the June 24, 2014 meeting is the application of Cellco Partnership DBA Verizon Wireless for Variances pursuant to Sections 402, 1401.1, 1403.1, and 1604.7 for the property located at 203 Second Lock Road in order to build a communications tower and antennas. The record had been kept open at the June 24, 2014 meeting in order for the Applicant to meet with neighbors to work out various issues.

Mr. James M. Strong, Esq. appeared on behalf of the Applicant and stated that the two main issues in contention had been addressed on a revised plan entered into evidence. Specifically, the access to the tower would now be off of Bean Hill Road as opposed to Second Lock Road, and a Tree Pole would be installed. This would be a tower disguised to look like a tree and placed against the backdrop of the wooded area to minimize the effect. A location further west on the property was eliminated since the property slopes considerably.

Mr. George Weaver, a neighbor requested by Mr. Metzger to summarize the neighbors' reaction to the proposed, commented that the movement of the access was a dramatic improvement and the aesthetic change was positive. However, he added that the tower should not be located so close to the residential area. Mr. Robert Wolpert, a neighbor located approximately 100 feet from the tower, mentioned the potential health hazard from low grade exposure to the cell tower, and the possibility of secondary lightning strikes. He agreed to submit research backing these arguments within a week.

Mr. Metzger moved to close the record, with the exception of Mr. Wolpert's permitted submission. The matter will be decided on or before August 19, 2014. Ms. Bamford seconded the motion, which carried unanimously. It was agreed that Mr. Weaver and Mr. Wolpert would get a copy of the Decision emailed to them.

#### **ADJOURNMENT**

There being no further matters before the Board, Mr. Metzger adjourned the meeting at 7:20 P.M. The next regularly scheduled meeting of the Lancaster Zoning Hearing Board was rescheduled from August 26, 2014 to August 19, 2014 because some Board members were unavailable.

Respectfully submitted,

*Peggy D. Hall*

Peggy D. Hall, Secretary