

IN THE MATTER OF THE

**COMPREHENSIVE PLAN FOR WIRELESS COMMUNICATIONS
FACILITIES IN THE PINELANDS**

[CONFORMANCE WITH N.J.A.C. 7:50-5.4 (c) 6]

Submitted by:

Bell Atlantic Mobile, Comcast Metrophone/Cellular-One, and Nextel Communications, Inc.

Dated: March 12, 1998

Note:

Comprehensive Plan for Wireless Communications Facilities in the Pinelands

(dated March 12, 1998 with a map of existing and proposed facilities by provider, revised to June 1, 1998) contains tabbed dividers separating individual sections of the Plan. For purposes of this document, the tabbed dividers have been replaced with pages identifying the Tab Number.

Tab #4, Exhibit E and Tab #5 (Public Need) are not included in this document but are available by contacting Planning@njpines.state.nj.us

Tab 1: Table of Contents

TABLE OF CONTENTS

- Tab 1: Table of Contents**
- Tab 2: Plan Introduction**
- Tab 3: Comprehensive Map Summary**
a) Map Summary
b) Map
- Tab 4: Code Compliance**
a) Plan Compliance with Code
Exhibit A - Alternative Technology
Exhibit B - Co-location Policy
Exhibit C - Level of Service
Exhibit D - Chart of Existing Structures
Exhibit E - ~~N.J.A.C. 7:50-5.4 [e]6~~ not included here
- Tab 5: Public Need**
a) Local Public Need not included here
b) General Public Need
c) Local EMS Testimony
- Tab 6: Conclusion**
Summary & Facility Summary Chart

Tab 2: Plan Introduction

PLAN INTRODUCTION

In conformance with N.J.A.C. 7:50-5.4 (the Code), as adopted by the New Jersey Pinelands Commission (the Commission) in August of 1995, this Comprehensive Management Plan (the Plan) has been prepared and submitted to provide an overview of communications facilities proposed within the Pinelands. The Code was originally drafted and adopted by the Commission to regulate the height of new structures “in all Pinelands Management Areas other than Regional Growth Areas and Pinelands towns” and to ensure “the least number” of new structures in the Preservation Area District, Forest Area, Special Agricultural Production Area and certain Pinelands Villages. It is the Cellular Providers (CPs) position that the Commission is not seeking to regulate the number or height of facilities in the Regional Growth Area and Pinelands Towns, nor is it seeking to regulate the number of facilities in the Regional Growth Area, Pinelands Towns, Military Installations, Rural development Areas, Agricultural Areas, or Pinelands Villages not specifically mentioned in the Code unless these facilities would cause an increase in the number of facilities proposed in the most restricted areas. Despite this position, the CPs Plan minimizes the number of facilities to be located in the entire Pinelands. This should, in no way, be construed as an acknowledgment that such a Plan is required pursuant to the Code and does not constitute a waiver of any rights the CPs currently enjoy under the plain meaning of the Code. Therefore, none of the elements of the Code cause the “least number” or the 35 foot height limitation to become applicable to the Regional Growth or Pinelands Towns. Further, the use of existing structures in any Pinelands Management Area, provided the height of same is not increased by more than fifty percent (50%), is not precluded by the Code.

The Plan is submitted by communication providers of like services which are identified for the purposes of this Plan as “The Cellular Providers” (CPs). The Cellular Providers are defined as those carriers providing fully duplexed voice and data service in the 800 MHz range. Therefore, the Plan signatories are the current providers of such service as licensed by the Federal Communications Commission (FCC) throughout areas such as, and including, the New Jersey Pinelands. These signatories are as follows: Bell Atlantic Mobile (BAM), Comcast/Cellular One (Comcast), and Nextel Communications (NEXTEL).

It is important to note that this is a Master Plan and, as such, does not include particulars about specific sites, but, rather, sets forth a framework under which the CPs and the Pinelands staff can ensure that the “least number” criteria is met. It is also important to note that while the “least number” criteria, as defined by the Code, includes only those facilities located in the Preservation Area District, the Forest Area, the Special Agricultural Production Area and certain specific Pinelands Villages, the CPs have produced a Plan which ensures the “least number” of new facilities throughout the Pinelands and surrounding communities.

In addition to the above, the Code requires that a five (5) and ten (10) year projection of facilities required by all the CPs be incorporated in the Plan. The Code further requires that joint use of facilities be employed by all the CPs wherever possible. In order to meet all requirements of the Code, the total number of proposed facilities within the Pinelands was determined by establishing the least number of facilities necessary to provide minimum adequate service in the

Pinelands for each CP. The CPs considered alternate technologies that may be available in the near future as well as any service currently being provided in the Pinelands by facilities located outside of the Pinelands.

The Plan, as prepared and submitted, includes:

- a. description of the joint use of facilities (Code Compliance, Tab 4),
- b. map outlining the locations of proposed and existing facilities (Comprehensive Map Summary / Map - Tab 3),
- c. allowance for new structures to be used by future carriers (Code Compliance, Tab 4),
- d. consideration of alternative future technologies (Code Compliance, Tab 4),
- e. demonstration of use of existing structures where practical (Code Compliance, Tab 4),
- f. demonstration of consistency with the code siting criteria or a note to demonstrate same at the time of filing for the individual facility involved (Code Compliance, Tab 4), and
- g. further description of compliance with the requirements of 7:50-5.4 (c) 6 (Code Compliance, Tab 4).

For ease of reference, the total number of facilities proposed in each management area for each CP is located in the summary section of this Plan (Conclusion, Tab 6).

The CPs present this Plan as part of the required process to allow for the expansion of cellular service within the Pinelands. Such service is required pursuant to each of the CP's FCC licenses and by their respective customers. Currently, there are over 150,000 wireless customers in the Pinelands with many more customers traveling through the region each day. These customers use cellular service for both convenience and necessity. As prices for phones and service continue to decline, more and more people use cellular service for accessibility. But more importantly, safety and security are the top reasons listed by customers for purchasing a phone. Over 600,000 9-1-1 calls are made each year in the US from cellular phones. This benefits not only those who have phones, but also other individuals who may be in need and benefit from a cellular customer making a call for them. If service does not exist, calls - whether for convenience or necessity - do not go through. The New Jersey Pinelands Commission has jurisdiction over one million acres of property. Currently, much of this area is not adequately covered, and some is not covered at all, thereby compromising the safety and security of those in or traveling through the Pinelands area. The CPs believe the Plan strikes a balance between the growing demand for cellular service and the continued protection and public enjoyment of one of New Jersey's greatest treasures. The CPs further believe that adequate cellular service across the Pinelands will only add to the region's attractiveness for recreational, social, educational, and residential activities.

The Plan is presented in a form that will facilitate ease of use by the Pinelands Commission, the CPs, emergency communication service providers, and any future and/or alternate wireless service providers. It is a concise and accurate representation of the facilities necessary for the provision of minimum adequate service by all the CPs throughout the Pinelands during the next ten (10) years.

Tab 3: Comprehensive Map Summary

- a) Map Summary
- b) Map

“COMPREHENSIVE MAP”

SUMMARY

The Pinelands Comprehensive Management Plan (CMP) requires any communication company that proposes a communication facility outside of the “unrestricted” area of the Pinelands to prepare a “Comprehensive Plan” for all of the existing and proposed facilities within the Pinelands in accordance with Section 7:50-5.4(c)6 of the Pinelands CMP. As a result of the Cellular Providers (CPs) need to provide for communication facilities outside of the “unrestricted” regions of the Pinelands, a “Comprehensive Plan”, in accordance with Section 7:50-5.4(c)6 of the Pinelands CMP, outlining the CPs 5 - 10 year horizon development plan for communication facilities within the Pinelands, is being submitted for approval by the Commission. The following summary outlines the content of the “Comprehensive Map” submitted for approval as part of the above “Comprehensive Plan”.

Section 7:50-5.4 of the Pinelands CMP effectively divides the New Jersey Pinelands into three regions governing the development of communication facilities.

The first region, covering the Regional Growth and Pinelands Town Area, is effectively “unrestricted”. This region allows the CPs to build facilities with associated structures to any height necessary to meet radio frequency design requirements, with no defined height limit and no limit on the number of structures in the region. This region is shown on the “Comprehensive Map” as the red shaded areas.

The second region, covering the Agricultural Production Area, Rural Development Area, and Select Villages, is defined as “height restricted”. This region requires the CPs to meet certain siting criteria for proposed facilities, verify that no existing suitable structure exists within the immediate vicinity of the proposed facility, as well as submit a “Comprehensive Plan” of all existing and proposed facilities within the Pinelands, for approval by the Commission. This region is shown on the enclosed “Comprehensive Map” as the blue shaded areas.

The third region, covering the Preservation Area, Forest Area, Special Agricultural Production Area, and Select Villages, is defined as “height and least number of structures restricted”. This region requires that the above mentioned siting criteria be met, that the CPs demonstrate that the least number of structures in this region is proposed, and that a “Comprehensive Plan” of all existing and proposed facilities within the Pinelands be submitted for approval by the Commission. This region is identified on the “Comprehensive Map” as the green shaded areas.

The facilities shown on the “Comprehensive Map” have been divided into four groups having the following designations.

Group 1, denoted by yellow triangles on the map, represent proposed communication facilities which are unlikely to be located on existing structures. Based upon general surveys of the areas in which these facilities are proposed, it does not appear that there are existing suitable structures within a five mile radius on which these facilities can be located. However, there do appear to be one or more potential sites which satisfy the service need and may comply with the Pinelands siting standards for a new structure. When each facility application is pursued, the possible use of an existing structure will be reviewed in detail as will the siting of a new structure if it is again found that the use of an existing structure is infeasible.

Group 2, denoted by green triangles on the map, represent proposed cellular communication facilities which may be located on existing structures. Although formal agreements with the structure/land owners are not in place, general surveys within a five mile radius of the areas in which these facilities are proposed suggest that these facilities may be able to be located on an existing suitable structure. Final decisions will be made when the facility application is pursued and will be based upon the structure’s location in relation to the geographic area in need of service, the feasibility of utilizing the structure from the standpoint of access, availability of utilities, conformance with siting criteria, etc., as well as the ability of the CP to negotiate with the structure/land owner. If the use of an existing structure is infeasible, the facility will be proposed on a site which will satisfy the service need and comply with the requirements of the Pinelands Management Plan.

Group 3, denoted by blue circles on the map, represent proposed cellular communication facilities to be located on existing structures. Based upon agreements already in place, it is feasible for the CPs to formally propose that these facilities will be located on existing structures.

Group 4, denoted by red circles on the map, represent existing cellular communication facilities upon which no new facilities are currently proposed by the CPs. At the present time there are twenty-three cellular facilities located or approved for construction within the Pinelands Area on which no new facilities are proposed. There are forty-one existing facilities outside the Pinelands Area which affect the Comprehensive Plan.

A breakdown of the facility classifications can be found at the end of this report under Tab 6 entitled “Facility Summary Chart”.

The following summaries outline the available information for each facility at the time of the “Comprehensive Plan” submission. A time frame is specified for each site which relates to when the CP’s expect to propose the facility, either within a 5 or 10 year time frame. It should be noted however, that due to market demands or changing technology a 10 year site may at any time become a 5 year site and vice versa.

Proposed Cellular Communication Facilities Which Are Unlikely To Be Located On Existing Structures:

Facility 1 (10 year site):

This facility is proposed by **Comcast** and is located in **Manchester** within the “height and least number of structures restricted” area. The facility is required for coverage.

Facility 2 (10 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Pemberton** within the “height and least number of structure restricted” area. The facility is required for coverage.

Facility 5 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Barnaget** within the “height and least number of structures restricted” area. The facility is required for coverage.

This facility is proposed in the area of the Pine Plains, one of the special areas which the Pinelands Commission regulations seek to protect from visual intrusions. This facility does not appear to be one which can be relocated nor does it seem likely to be located on an existing structure. The CPs recognize their obligation to minimize the visual impact upon the Pine Plains and will pursue locations and design features to mitigate the impact to the maximum extent practicable

Facility 7 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Woodland** within the “height and least number of structures restricted” area. The facility is required for coverage. Municipal approval has been acquired for this facility.

Facility 8 (5 year site):

This facility is proposed by **Comcast** and is located in **Medford Lakes** within the “unrestricted” area. The facility is required for coverage.

Facility 9 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** and is located in **Evesham** within the “height restricted” area. The facility is required for coverage.

Facility 11 (5 year site):

This facility is proposed by **Comcast** with **Bell Atlantic Mobile** and **Nextel** as co-locators and is located in **Shamong** within the “height restricted” area. The facility is required for coverage.

Facility 12 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Hammonton** within the “height restricted” area. The facility is required for coverage.

Facility 14 (10 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Buena Vista** within the “height restricted” area. The facility is required for coverage.

This facility is proposed in the general vicinity of the Great Egg Harbor River, a Pinelands designated scenic resource and federally designated scenic and recreational river, but not so close in proximity that it is likely to visually intrude upon the river.

Facility 15 (5 year site):

This facility is proposed by **Comcast** with **Nextel** as a co-locator and is located in **Monroe** within the “height restricted” area. The facility is required for coverage.

Facility 16 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** and **Nextel** as co-locators and is located in **Mullica** within the “height and least number of structures restricted” area. The facility is required for coverage.

This facility is proposed in close proximity to the Mullica river, a Pinelands designated river from which visual intrusions are to be avoided to the maximum extent practicable. The CPs recognize their obligation to minimize the visual impact upon the area and will pursue locations and design features to mitigate the impact to the maximum extent practicable.

Facility 17 (10 year site):

This facility is proposed by **Comcast** and is located in **Hamilton** within the “height restricted” area. The facility is required for coverage.

Facility 21 (10 year site):

This facility is proposed by **Comcast** and is located in **Maurice River** within the “height restricted” area. The facility is required for coverage.

This facility is proposed near the Manumuskin River, a Pinelands designated river from which visual intrusions are to be avoided to the maximum extent practicable. It is also a federally designated scenic and recreational river. One of the goals of such a designation is to protect its scenic views. The CPs recognize their obligations in these regards, including federal review, if a communication facility is proposed within the federally designated river corridor and will pursue locations and design features to mitigate the impact to the maximum extent practicable.

Facility 23 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** and **Nextel** as a co-locators and is located in **Woodbine** within the “unrestricted” area. The facility is required for coverage.

Facility 55 (5 year site):

This facility is proposed by **Nextel** and is located in **Galloway** within the “unrestricted” area. The facility is required for coverage.

Facility 56 (5 year site):

This facility is proposed by **Comcast** and is located in **Egg Harbor** within the “unrestricted” area. The facility is required for coverage.

Proposed Cellular Communication Facilities Which May Be Located On Existing Structures:

Facility 3 (10 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** as a co-locator and is located in **Manchester** in the “unrestricted” area. The facility is required for coverage.

Facility 4 (5 year site):

This facility is proposed by **Comcast** and is located in **Barnaget** within the “unrestricted” area. The facility is required for coverage.

Facility 6 (10 year site):

This facility is proposed by **Bell Atlantic Mobile** with **Comcast** and **Nextel** as co-locators and is located in **Tabernacle** within the “height and least number of structures restricted” area. The facility is required for coverage.

Facility 10 (5 year site):

This facility is proposed by **Comcast** with **Nextel** as a co-locator and is located in **Medford** within the “unrestricted” area. The facility is required for coverage.

Facility 13 (10 year site):

This facility is proposed by **Comcast** and is located in **Hammonton** within the “unrestricted” area. The facility is required for coverage.

Facility 18 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** and is located in **Hamilton** within the “unrestricted” area. The facility is required for coverage and capacity.

Facility 22 (10 year site):

This facility is proposed by **Comcast** and is located in **Maurice River** within the “height and least number of structures restricted” area. The facility is required for coverage.

This facility is proposed in close proximity to the Tuckahoe River, a Pinelands designated scenic river; however, it is expected that any visual impact of this facility will be minimized by locating this facility on an existing structure. If that proves infeasible, steps to site and design a new structure will be taken to minimize the impact in accordance with Pinelands regulations.

Proposed Cellular Communication Facilities To Be Located On Existing Structures:

Facility 20 (5 year site):

This facility is proposed by **Comcast** on an existing 489’ high structure located in **Buena Vista** within the “height restricted” area. The facility is required for coverage.

This facility is proposed in close proximity to the Tuckahoe River, a Pinelands designated scenic river; however, it is expected that any visual impact of this facility will be minimized by locating this facility on an existing structure.

Facility 24 (5 year site):

This facility is proposed by **Nextel** on an existing 150’ high **Bell Atlantic Mobile** structure located in **Manchester** within the “unrestricted” area. The facility is required for coverage.

Facility 25 (5 year site):

This facility is proposed by **Bell Atlantic Mobile, Comcast** and **Nextel** on an existing 120’ high structure located in **Washington** within the “height and least number of structures restricted” area. The facility is required for coverage.

Facility 28 (5 year site):

This facility is proposed by **Bell Atlantic Mobile** on an existing 240’ high structure located in **Medford** within the “height restricted” area. The facility is required for coverage.

Facility 30 (5 year site):

This facility is proposed by **Nextel** on an existing 190' high **Bell Atlantic Mobile** structure located in **Monroe** within the "unrestricted" area. The facility is required for coverage.

Facility 33 (10 year site):

This facility is proposed by **Comcast** on an existing radio tower located in **Egg Harbor** within the "unrestricted" area. The facility is required for coverage.

Facility 34 (10 year site):

This facility is proposed by **Bell Atlantic Mobile** and **Comcast** and is located in **Hamilton** within the "height and least number of structures restricted" area.. There are several existing structures in the vicinity which may be suitable at time of development. The facility is required for coverage.

Facility 35 (10 year site):

This facility is proposed by **Comcast** and is located in **Weymouth** within the "height and least number of structures restricted" area. There is an existing structure in the vicinity which may be suitable at time of development. The facility is required for coverage.

Facility 41 (5 year site):

This facility is proposed by **Nextel** on an existing **Bell Atlantic Mobile** and **Comcast** facility located on an existing 297' high tower in **Woodland** within the "height and least number of structures restricted" area.

Facility 54 (5 year site):

This facility is proposed by **Nextel** on an existing water tank located in **Hamilton** within the "height and least number of structures restricted" area. The facility is required for coverage.

Existing Facilities with no new Proposed Facilities

Facility 19:

This is an existing **Bell Atlantic Mobile** facility located on an existing 150' high tower in **Egg Harbor** within the "unrestricted" area.

Facility 26:

This is an existing **Comcast** facility located on an existing 200' high structure in **Tabernacle** within the "unrestricted" area.

Facility 27:

This is existing **Bell Atlantic Mobile** facility located on an existing 180' high structure in **Tabernacle** within the "unrestricted" area.

Facility 29:

This is an existing **Comcast** and **Bell Atlantic Mobile** facility located on a 140' high structure in **Waterford** within the "unrestricted" area.

Facility 31:

This is an existing **Comcast** facility located on an existing 267' high structure in **Hamilton** within the "height and least number of structures restricted" area.

Facility 32:

This is an existing **Bell Atlantic Mobile** facility located on an existing 300' high structure in **Hamilton** within the "height and least number of structures restricted" area.

Facility 36:

This is an existing **Bell Atlantic Mobile** facility located on an existing 180' high tower in **Jackson** within the "height restricted" area.

Facility 37:

This is an existing **Comcast** facility located on an existing 186' high tower in **Jackson** within the "height restricted" area.

Facility 38:

This is an existing **Bell Atlantic Mobile** facility located on an existing 115' high water tank on the **McGuire Air Force Base** within a military area.

Facility 39:

This is an existing **Bell Atlantic Mobile** facility located on an existing 150' high tower in **Pemberton** within the "unrestricted" area.

Facility 40:

This is an existing **Comcast** facility located on an existing 168' high tower in **Pemberton** within the "unrestricted" area.

Facility 42:

This is an existing **Bell Atlantic Mobile** facility located on an existing 400' high tower in **Stafford** within the "unrestricted" area.

Facility 43:

This is an existing **Comcast** facility located on an existing 128' high water tank in **Medford** within the "unrestricted" area.

Facility 44:

This is an existing **Comcast** facility located on an existing 165' high water tank in **Evesham** within the "height restricted" area.

Facility 45:

This is an existing **Bell Atlantic Mobile** and **Comcast** facility located on an existing 135' high water tank in **Winslow** within the "height restricted" area.

Facility 46:

This is an existing **Comcast** facility located on an existing 140' high tower in **Hammonton** within the "unrestricted" area.

Facility 47:

This is an existing **Bell Atlantic Mobile** facility located on an existing 190' high tower in **Hammonton** within the "unrestricted" area.

Facility 48:

This is an existing **Bell Atlantic Mobile** facility located on an existing 180' high tower in **Galloway** within the "unrestricted" area.

Facility 49:

This is an existing **Comcast** facility located on an existing 207' high building in **Hamilton** within the "unrestricted" area.

Facility 50:

This is an existing **Bell Atlantic Mobile** and **Nextel** facility located on an existing 280' high tower in **Hamilton** within the "unrestricted" area.

Facility 51:

This is an existing **Comcast** facility located on an existing 180' high tower in **Upper** within the "height restricted" area.

Facility 52:

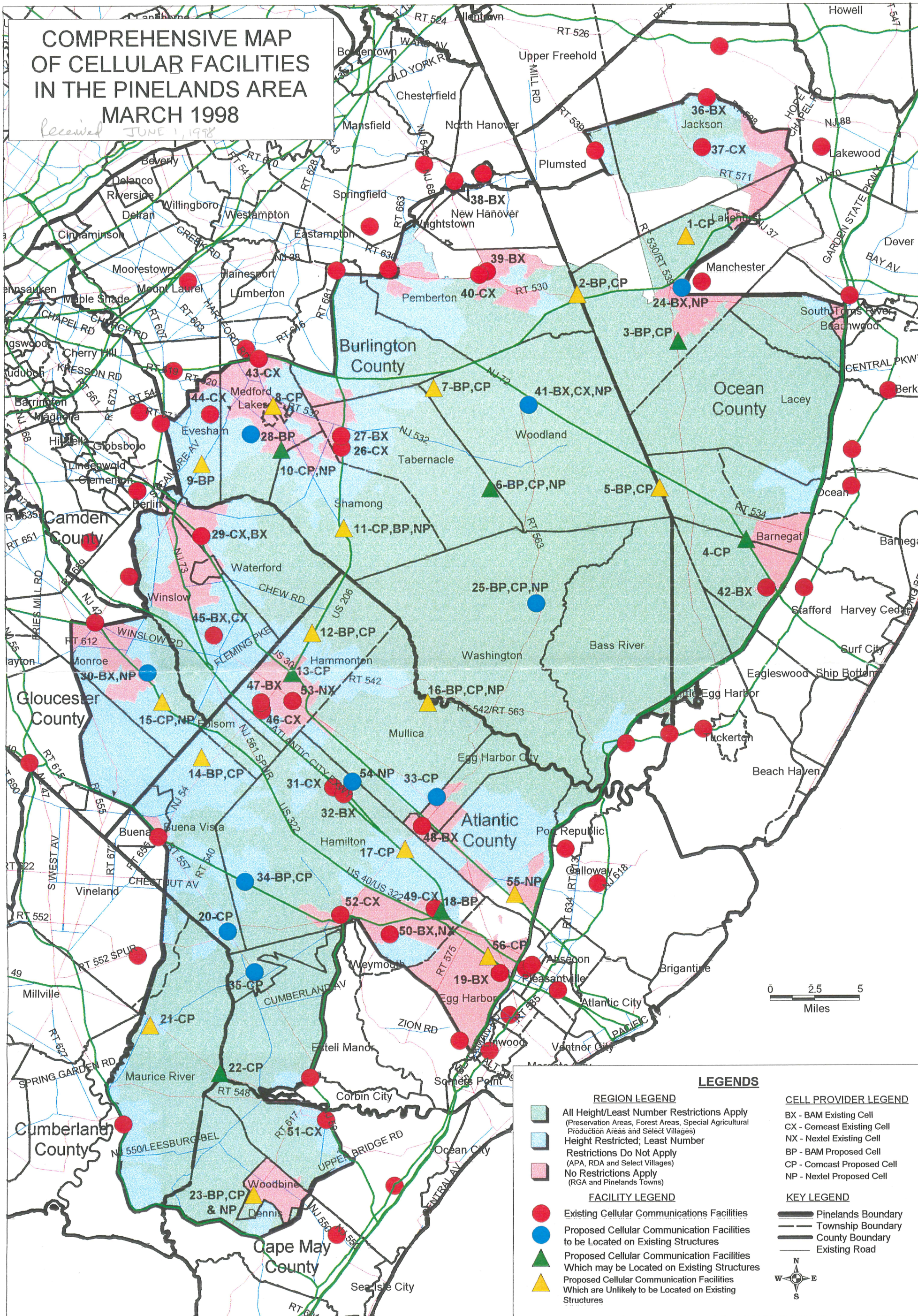
This is an existing **Comcast** facility located on an existing 150' high water tank in **Hamilton** within the "unrestricted" area.

Facility 53:

This is an existing **Nextel** facility located on an existing tower in **Hammonton** within the "unrestricted" area.

**COMPREHENSIVE MAP
OF CELLULAR FACILITIES
IN THE PINELANDS AREA
MARCH 1998**

Received JUNE 1, 1998



LEGENDS

REGION LEGEND

- All Height/Least Number Restrictions Apply (Preservation Areas, Forest Areas, Special Agricultural Production Areas and Select Villages)
- Height Restricted; Least Number
- Restrictions Do Not Apply (APA, RDA and Select Villages)
- No Restrictions Apply (RGA and Pinelands Towns)

FACILITY LEGEND

- Existing Cellular Communications Facilities
- Proposed Cellular Communication Facilities to be Located on Existing Structures
- Proposed Cellular Communication Facilities Which may be Located on Existing Structures
- Proposed Cellular Communication Facilities Which are Unlikely to be Located on Existing Structures

CELL PROVIDER LEGEND

- BX - BAM Existing Cell
- CX - Comcast Existing Cell
- NX - Nextel Existing Cell
- BP - BAM Proposed Cell
- CP - Comcast Proposed Cell
- NP - Nextel Proposed Cell

KEY LEGEND

- Pinelands Boundary
- Township Boundary
- County Boundary
- Existing Road



Tab 4: Code Compliance

(Tab 5 is omitted from this document)

CODE COMPLIANCE

Pursuant to N.J.A.C. 7:50 - 5.4, the Plan shall include:

1. **5 and 10 year horizons [N.J.A.C. 7:50-5.4, (c) 6]**

The Plan, as submitted, does include such horizons as outlined, on a site by site basis, in the Comprehensive Map Summary, Tab 3a. It should be noted that these are projections only and are based upon current technology, market trends, and customer usage. The actual construction of a specific site may occur outside the projected time frame if any or all of the above conditions change.

2. **A review of alternative technologies that may become available for use in the near future [N.J.A.C. 7:50-5.4, (c) 6]**

A review of alternative technologies has been attached hereto as Exhibit A.

3. **The approximate location of all proposed facilities [N.J.A.C. 7:50-5.4, (c) 6]**

The Plan, as submitted, does include such locations as indicated on the Comprehensive Map, Tab 3b, in the Comprehensive Map Summary, Tab 3a, and as described in the spreadsheet included, Conclusion - Facility Summary Chart, Tab 6.

4. **Demonstration that the facilities to be located in the Preservation Area District, Forest Area, Special Agricultural Production Area and certain Pinelands Villages are the least number necessary to provide adequate service, taking into consideration the location of facilities outside the Pinelands that may influence the number and location of facilities needed within the Pinelands [N.J.A.C. 7:50-5.4, (c) 6]**

Despite the fiercely competitive nature of the industry, all Cellular Providers (CPs) worked together to determine the least number of towers necessary within the Preservation Area District, the Forest Area, the Special Agricultural Production Area and specific Pinelands Villages. In fact, the CPs, in an effort to meet the spirit and not just the letter of the Code, cooperated to determine the least number of new facilities throughout the entire Pinelands Region.

This was accomplished through 2 ½ years of cooperative effort between the CPs, Pinelands Staff, and the Pinelands technical consultants. By combining sites proposed separately by the various CPs and utilizing as many existing structures as practicable, the number of new facilities was diminished without impacting the CPs ability to provide minimum adequate service. For ease of reference, the total number of facilities proposed in each management area for each CP is located in the summary section of this Plan (Conclusion, Tab 6).

Subject to Commission approval, it is the CPs position that any modification to this Plan requiring a new structure within the Preservation Area District, the Forest Area, the Special Agricultural Production Area and specific Pinelands Villages will require an amendment pursuant to N.J.A.C. 7:50-5.4 (c) 6.

5. **Demonstration of need for the facility to serve the local communication needs of the Pinelands, including those related to public health and safety, as well as demonstration of the need to locate the facility in the Pinelands in order to provide adequate service to meet those needs [N.J.A.C. 7:50-5.4, (c) 1]**

The proposed facilities are needed to provide adequate coverage to the Pinelands pursuant to the CPs FCC licenses and customer requirements. The level of service upon which the Plan was based has been attached hereto as Exhibit C.

The need for these types of facilities is recognized by the Appellate and Superior Courts of New Jersey who have found cellular facilities to be “inherently beneficial”. Although the Supreme Court of New Jersey has not yet affirmatively classified these facilities as “inherently beneficial”, the Court has recognized the need for wireless service in its recent decision, Smart SMR of New York, Inc. d/b/a Nextel Communications vs. Borough of Fair Lawn Board of Adjustment. The Court noted that “[I]n today’s world, prompt and reliable information is essential to the public welfare...” To this end, the Court was satisfied that a proposed “facility, including the monopole, is a necessary part of an increasingly public service.” In fact, the Court noted that a Federal Communications Commission (FCC) license will suffice to establish that the use serves the general welfare. Regarding placement of such facilities, the Court, in agreement with the Telecommunications Act of 1996, stated that municipal boards “may not altogether prohibit [mobile communication facilities] from being constructed within the municipality.” They went on to say that their “goal in making these suggestions is to facilitate the decision of cases involving the location of telecommunication facilities...” (emphasis added).

Although enhanced communications are beneficial to everyone, the fact that cellular service is utilized by Emergency Medical Services, Police and Firefighters (Public Need, Tab 5) greatly increases this need. In fact, the Federal Government has recognized the need for such communications and has made wireless communications a priority as evidenced by the enactment of the Telecommunications Act of 1996.

6. **Demonstration that the antenna utilizes an existing communications or other suitable structure, to the extent practicable [N.J.A.C. 7:50-5.4, (c) 3]**

Wherever possible, the CPs have utilized existing structures. In fact, several of the proposed facilities will be or may be located on existing structures as depicted on the enclosed Comprehensive Map, Tab 3 and described in the Facility Summary Chart, Tab 6. It is important to note that this is a Master Plan and, as such, does not include particulars about specific sites, but, rather, sets forth a framework under which the CPs and the Pinelands staff can ensure, among other conclusions, that the “least number” criteria is met. The CPs will further address the use of existing structures at the time that an application for site approval is made to the Pinelands Commission.

It shall be noted that existing structures are not considered practicable for use until and unless:

- There is an agreement in place to use the structure with the land owner and or the structure owner,
- The property meets the Pinelands siting criteria for the placement of the CP's equipment shelter, and
- Access and utilities to the site are available.

It is important to note that existing wooden utility poles and similar type light weight structures would require significant modification to support a CP facility and are not, therefore, considered practicable for purposes of this Plan.

To ensure that existing structures were indeed utilized to the greatest extent possible, the CPs performed the following tasks: (a) obtained a database containing the locations of structures filed with the Federal Aviation Administration (FAA); (b) obtained maps from Atlantic Electric, PSE&G, and GPU indicating the location of each company's electrical lines; (c) performed a visual survey within the most restrictive management areas of the Pinelands; and (d) investigated a list provided by the Pinelands Staff of existing structures throughout the Pinelands and in close proximity to proposed facilities. All information was plotted and compared to proposed sites (see Code Compliance - Exhibit D). It should be noted that all information for existing structures was provided to the CPs by various outside sources and, therefore, the CPs do not certify its accuracy or completeness. Any existing structure found to be in close proximity to a proposed facility, was evaluated to determine if it might meet the technical needs of the proposed service area. After conducting this research the CPs believe that several structures may be feasible for use. The result of this research is illustrated on the Comprehensive Map, Tab 3, described in the Comprehensive Map Summary, Tab 3, and depicted in the Facility Summary Chart, Tab 6..

The CPs will continue to look at all existing structures going forward and address same at the time a Certificate of Filing is made.

The above facts adequately address the requirement that the Plan demonstrate consistency with Section c(3).

7. Demonstration, or indication of the need to demonstrate when the actual siting of facilities is proposed, that the supporting structure is designed to accommodate the needs of any other local communications provider which has identified a need to locate a facility within an overlapping service area [N.J.A.C. 7:50-5.4, (c) 2]

The CPs acknowledge that all new structures will be designed and constructed so that they can be extended, if need be, to a height of 200 feet for the purposes of co-location. Particular design criteria will be addressed at the time a Certificate of Filing is made.

The CPs co-location policy is attached hereto as Exhibit B.

8. **Demonstration, or indication of the need to demonstrate when the actual siting of facilities is proposed, that, if an existing communications or other suitable structure cannot be utilized, the antennas and any necessary supporting structure is located such that it meets all siting criteria per the Code [N.J.A.C. 7:50-5.4, (c) 4]**

The CPs acknowledge that compliance with siting criteria as outlined in the Code is required. Such criteria will be addressed for each individual facility at the time that an application for site approval is made to the Pinelands Commission.

The CPs certify that they have identified one or more locations for each approximate location that may currently meet the siting criteria and technical needs. The CPs further certify that any facilities which may have a visual impact as outlined in N.J.A.C. 7:50-5.4 (c) will be designed to minimize or avoid such impact to the maximum extent practicable.

9. **Demonstration, or indication of the need to demonstrate when the actual siting of facilities is proposed, that the antenna and any supporting structure does not exceed 200 feet in height, but, if of a lesser height, shall be designed so that the height can be increased to 200 feet if necessary to accommodate other local communications facilities in the future [N.J.A.C. 7:50-5.4, (c) 5]**

The CPs acknowledge that all new structures will be designed and constructed so that they can be extended, if need be, to a height of 200 feet for the purposes of co-location. Particular design criteria will be addressed at the time a Certificate of Filing is made.

The CPs co-location policy is attached hereto as Exhibit B.

10. **Demonstration that , where more than one entity is providing the same type of service or has a franchise for the area in questions, the Plan shall be agreed to and submitted by all such providers where feasible, and shall provide for the joint construction and use of the least number of facilities that will provide adequate service by all providers for the local communication system intended. Shared service between entities, unless precluded by Federal law or regulation, shall be part of the Plan when such shared services will reduce the number of facilities to be otherwise developed [N.J.A.C. 7:50-5.4, (c) 6].**

The Plan is agreed to and submitted by entities providing the same type of service (fully duplexed voice and data service in the 800 MHz range). These entities are as follows: Bell Atlantic Mobile (BAM), Comcast/Cellular One (Comcast), and Nextel Communications (NEXTEL). The Plan, as submitted, provides for the joint construction and use of the least number of facilities that will provide adequate service by all providers as indicated on the Comprehensive Map, Tab 3b, in the Comprehensive Map Summary, Tab 3a, and as described in the spreadsheet included, Conclusion - Facility Summary Chart, Tab 6. Regarding shared services: All parties acknowledge that the term "shared services" actually applies to "shared frequencies". It is the CP's position that the FCC regulations, by their intent to create competition among providers, do not, and should not, provide for the sharing of frequencies. Such a concept, even if it were technically and legally feasible, would not significantly reduce the number of sites. The CPs are aware that the Pinelands Staff has written to the FCC to obtain input on the issue. The CPs are not aware of any response to date.

**A REVIEW OF FUTURE TECHNOLOGIES RELATED TO
CELLULAR/WIRELESS COMMUNICATIONS**

Recently the FCC has allocated 120 MHz of new spectrum at 1900 MHz to the wireless telecommunications industry. The public has referred to the new licensees as PCS wireless carriers. The radio spectrum (PCS) is much higher in frequency than what has been in use for cellular (850 MHz). The results of the higher frequency is a slight reduction in range.

The PCS systems will provide service using 1900 MHz. The service uses cell sites and communicates with portable handheld phones. The power levels are similar to standard cellular.

The FCC has separated the 120 MHz into spectrum for six wireless carriers. The first three carriers received 30 MHz each and the remaining three were allocated 10 MHz each. The six wireless carriers in the Pinelands local area are AT&T Wireless, Sprint (MTA), Omnipoint, Comcast PCS, Nextwave, and Rivgam (BTA).

AT&T and Omnipoint are providing a version of Time Division Multiple Access (TDMA) digital technology network, while Sprint is providing a Code Division Multiple Access (CDMA) technology. The other carriers have yet to reveal their plans for the new spectrum.

Bell Atlantic Mobile, Comcast and Nextel, are currently providing both digital and analog services. Bell Atlantic Mobile is providing CDMA and Comcast is providing TDMA.

All of these technologies are capable of co-existing and sharing antenna support structures at the same base station location. Since the technologies are isolated by distinct frequencies, interference may be avoided by following guidelines specified by the FCC.

Mobile satellite service is still being developed and deployed on trial basis. Several satellite services have been launched but issues that hinder the provision of complete services continue to arise. This technology is intended to provide very wide range telephone service but the limitations such as coverage in buildings, size of equipment, and cost of services, still remain. Iridium, produced by Motorola, has been the most notable system in this area.

CO-LOCATION OPPORTUNITIES
FOR WIRELESS PROVIDERS
IN THE PINELANDS

In an effort to work with the communities of the New Jersey Pinelands to minimize the impact of wireless facilities, the Cellular Providers (CPs) have made a commitment to promote co-location. To the extent possible, they have made their existing tower structures available and will design and make all future structures available for use by other FCC-licensed wireless providers (WPs) in accordance with the policies set forth in this Exhibit B.

As a threshold matter, the parties to this Plan, including the Commission, recognize that a lessee can not grant more rights than it has under a lease. The CP's co-location policies under this Plan are as follows, subject always to this basic limiting principle:

A. Equal Access

1. Space on existing and proposed tower structures will be made available to other WPs in accordance with the process described in section E (Co-Location Procedures) below.
2. Requests for co-location will be considered in a timely manner.
3. No reciprocal agreements (e.g. quid pro quo access to another structure owned by the party requesting co-location) will be required to make an applicant eligible for co-location.
4. To facilitate initial and future co-locations, master agreements are encouraged.
5. The primary CP on a proposed tower structure will attempt to ensure that the lease allows for co-location by proposing and advocating lease agreement language that permits subleasing. Where the lessor does not permit subleasing, the CP agrees to be supportive of potential users in their attempts to work with the lessor.
6. Notice of construction of new structure will be provided in accordance with any relevant Pinelands Comprehensive Management Plan regulations.

B. Market Value Pricing

Co-location will be provided at fair market value rental rates. These rates will take into account rates in comparable leases for similar sites, and any site development costs incurred by the structure owner/operator during the site design, approvals, construction and maintenance stages for the site in question.

C. Design of Tower Structures

Tower structures will be designed to allow sufficient room for cables, antennas and equipment of future co-locators and to support the anticipated weight and wind load of their future additional facilities. Space for ground level maintenance, equipment shelter, and switching facilities will be reserved for future co-locators to the extent practical.

The tower structure will be designed to allow antenna attachment and independent maintenance at various heights.

The tower structure will be designed so as to be easily expandable to a height of 200 feet above ground level.

Relocation of existing antennas on a tower structure to accommodate a new co-locator will be permitted, if the new location(s) meet the existing co-locator's needs and the cost of the relocation is borne by the new co-locator. The relocation plans and schedules must be coordinated with the tower structure owner and in compliance with the lease agreement.

If any modifications (lease, structure, ground space, etc.) are required for an existing structure, the CP will attempt, at the time such modification is made, to make the site and structure suitable for co-location, both within the existing lease and otherwise.

D. Access and Utilities

Each co-locator will be responsible for independently obtaining and maintaining their respective required electric and telephone utility services. The tower structure owner or first tower user shall inform the telephone and electric companies, at the time of its utility installation, of the fact that the site may be occupied by other users in the future.

Co-locators will have (a) non-exclusive right of access for ingress and egress, seven (7) days a week, twenty four (24) hours a day, for the installation and maintenance of utility wires, poles, cables, conduits and pipes either over or underground, extending from the most appropriate public right of way to the tower structure area, and (b) access privileges to the tower facility area for all authorized personnel of co-locators for the maintenance and operation of their respective facilities.

E. Co-location Procedures

1. Application

When a WP has identified a need for service in an area where there is an existing or proposed CP tower structure, the WP may contact the CP and request the exact location, geographical coordinates, height and available ground space within the structure lease area, etc. Contacts for the CPs are as follows:

Company	Contact	Tel. No.	Fax No.
BAM	Engineering	610-715-6000	610-715-6029
COMCAST	Network Real Estate	610-995-5000	610-995-5224
NEXTEL	System Development	215-633-6300	215-633-6594

If the WP decides to pursue co-location on the structure, a formal application which contains information about the WPs radio frequency requirements, antennas specifications, equipment shelter dimensions, height of antennas, etc. will be provided to the tower owner. The application will be reviewed by the tower owner for any potential radio frequency interference issues, tower structural conflicts, electrical concerns, security or access issues, space availability, and lease term and regulatory compliance.

2. Approval

The application will be approved if there are no service disruptions or service affecting interference with existing signals, site operations or lease terms, regulatory conditions and lack of structural analysis failure issues. Existing site restrictions and technical incompatibility may not always permit co-location.

Should a structural analysis prove that the tower structure will not hold the additional antennas and equipment requested, the WP may investigate with the tower owner the possibility/feasibility and cost of modifying the tower structure or extending the height up to 200 feet subject to section E4, and relocating all existing users as necessary to accommodate the WP needs as well as the existing facilities and possible future co-locators. If the WP desires to pursue such reconstruction and/or relocation of antennas, and same is feasible, the CP will allow it provided such action does not cause unreasonable service disruptions or service affecting interference with existing signals, or cause interference with site operations, lease terms, regulatory conditions or future needs of the CP. CP retains all rights previously held, including, but not limited to, those regarding tower ownership, unless otherwise negotiated in the agreement with WP

Reasons for any denial of co-location requests will be provided to the applicant by the tower structure owner in writing.

3. Contract & Site Development

Once the tower owner approves the co-location application, a “co-location package” shall be supplied to the applicant by the owner including site plans and tower drawings. Concurrently, a license, sublease or other appropriate agreement, will be prepared, reviewed and executed by the parties.

Once an agreement for the specific site has been executed, site development and design will be coordinated between the tower owner and the applicant. Right of Way access will be provided in accordance with the agreement.

The WP will also contract with a design firm to prepare site plans and construction drawings as required by the WP and the tower owner (CP), and prepare the application for all required regulatory site plan approvals. When permits have been secured by the WP, a pre-construction meeting will be scheduled with the WP to ensure that all guidelines are followed in the planning and construction process with an emphasis on safety and security. Once construction is completed, access privileges to the secured lease area will be provided for all authorized personnel of the users of the facility for maintenance and operation in accordance with the agreement.

4. Application Period; Emergency Services; Compliance with Law

Applications to co-locate will continue to be accepted by the tower owner for a site as long as support structure space and ground space are still available. If sufficient ground space is not available, CP agrees to be supportive of potential users in their attempts to work with the lessor. Applications will be accepted on a first come first serve basis until the support structure can no longer hold additional facilities without compromising the service of existing co-locators or the structural integrity of the tower structure. CP reservations of co-location space in the Plan will be considered existing applications in terms of timing of submission since they are the basis upon which the Plan was created pursuant to N.J.A.C. 7:50-5.4(c)(6).

Co-location opportunities may be provided to emergency service providers free of tower rental charges utilizing the same procedures outlined in this section E.

All WPs must operate in compliance with all applicable local, state or federal, laws, rules and regulations.

LEVEL OF SERVICE UPON WHICH THIS PLAN IS BASED

N.J.A.C. 7:50-5.4 effectively provides that the Pinelands Commission's goal for the cellular facilities plan is to provide adequate service which serves the local communication needs of the Pinelands. The facilities proposed by the CPs in this plan are indeed those which are needed to provide adequate service to the Pinelands pursuant to the CPs FCC licenses and customer requirements.

Currently, portions of the Pinelands receive either inadequate or no cellular telephone service. In some cases, these may represent rather large geographic areas, many of which are located in the less populated portions of the region. In others, stretches along highway arteries are not adequately served, leaving coverage gaps which lead to dropped calls or to a customer's inability to receive or make a call. Indeed, as is described in the Comprehensive Map Summary facility descriptions, all of the proposed communication facilities are needed to provide coverage with only two facilities providing coverage and capacity relief.

In evaluating the need for service, the CPs relied upon three widely recognized parameters which help to define service levels. These are uniformly used by the CPs inside and outside the Pinelands and consist of:

1. Signal to Interference ratio at audio

This parameter describes the ratio of the power of the intended (desired) audio signal in the customer audio band (typically 30 - 3,400 Hz) to the power level of interference from all other sources in the same frequency band. In cellular radio, interference is typically the result of other signals in the same (RF) frequency band, present due to the practice of frequency re-use in other cells.

2. Dropped call rate

This parameter represents the ratio of the number of dropped calls to the total number of active calls in a service area. The "dropped call" rate is measured over a period of time. A "dropped call" is a previously active call, which was ended due to non-availability of cellular communication services to customers in the service area. For purposes of this plan, "non-availability" in the "service area" refers to customers (and equipment that serves customers) who are physically present inside the Pinelands, and is limited to services and equipment of the provider to the Pinelands customer. Specifically, a call dropped due to non-availability of service (or non-availability of equipment) to a

customer who is outside the Pinelands is not considered a “dropped call” for purposes of assessing the “dropped call” rate in the Pinelands.

3. Blocked call rate

This parameter represents the ratio of the number of blocked calls to the number of all dialed calls made in a service area. The “blocked call” rate is measure over a unit of time (order of magnitude of a minute). A “blocked call” is a dialing attempt from the service area that does not result in an active call due to non-availability of cellular phone service or equipment to the service area calling party. The probability of a “blocked call” can increase in the event of a public emergency located in an area of inadequate service. For the purposes of this plan, “non-availability” in the “service area” refers to customers (and equipment that serves customers) who are physically present inside the Pinelands, and is limited to services and equipment of the provider to the Pinelands customer. Specifically, a “blocked call” due to non-availability of service (or non-availability of equipment) to a customer who is outside the Pinelands is not considered a “blocked call” for purposes of assessing the “dropped call” rate in the Pinelands.

Though the CPs maintain that the establishment of technical need for service lies under the sole jurisdiction of the FCC, detailed technical information was provided to the Pinelands Commission’s technical consultants to allow them to independently evaluate the need for the proposed facilities. The CPs firmly believe that each of the currently proposed facilities is needed to provide minimum adequate service and recognize that, based upon CP provided information, the Commission’s technical consultants have evaluated the need for these facilities. The CPs have developed this plan to meet their anticipated service needs for the next ten years, however, any modification in technical standards may require evaluation changes to be used in the future.

MISCELLANEOUS EXISTING PINELANDS STRUCTURES NOT CURRENTLY OCCUPIED BY CPs

ID	NAME	dec_lat	dec_long	lat/d	lat/m	lat/s	lon/d	lon/m	lon/s	AMSL	Ov Str Ht	Str Typ
1	Hammonton	39.6438889	74.8225	39	38	38	74	49	21	243	113	TWR
2	Hammonton	39.6252778	74.7894444	39	37	31	74	47	22	325	225	TWR
3	Hammonton	39.6438889	74.8225	39	38	38	74	49	21	243	113	TWR
4	Waterford Works	39.7288889	74.8447222	39	43	44	74	50	41	1049	937	TWR
5	Waterford Works	39.7344444	74.8411111	39	44	4	74	50	28	1049	930	TWR
6	Cedar Brook	39.7444444	74.9122222	39	44	40	74	54	44	430	238	TWRS
7	Cedar Brook	39.7436111	74.9286111	39	44	37	74	55	43	350	200	TWR
8	Berlin	39.8036111	74.9330556	39	48	13	74	55	59	464	310	TWR
9	Medford Lakes	39.8452778	74.8291667	39	50	43	74	49	45	411	261	TWR
10	Vincentown	39.9522222	74.7680556	39	57	8	74	46	5	247	206	T - L TWR
11	Tabernacle	39.83	74.7361111	39	49	48	74	44	10	340	250	TWR
12	Jackson Twp	40.0713889	74.3561111	40	4	17	74	21	22	211	111	TWR
13	Whiting	39.9469444	74.4108333	39	56	49	74	24	39	258	109	TWR
14	Whiting	39.9016667	74.4066667	39	54	6	74	24	24	406	246	TWR
15	Chatsworth	39.8641667	74.5397222	39	51	51	74	32	23	457	300	TWRS
16	Chatsworth	39.8644444	74.5444444	39	51	52	74	32	40	500	350	TWR
17	Chatsworth	39.8422222	74.5452778	39	50	32	74	32	43	400	272	TWR
18	Manahawkin	39.6966667	74.2708333	39	41	48	74	16	15	183	132	TWR
19	Manahawkin	39.7536111	74.3116667	39	45	13	74	18	42	353	210	TWR
20	Manahawkin	39.7144444	74.2541667	39	42	52	74	15	15	300	230	TWR
21	Barneget	39.7516667	74.2605556	39	45	6	74	15	38	389	300	TWR
22	Barneget	39.7605556	74.2602778	39	45	38	74	15	37	397	283	TWR
23	Barneget	39.7491667	74.3905556	39	44	57	74	23	26	430	331	TWRS
24	Barneget	39.7577778	74.2497222	39	45	28	74	14	59	370	250	TWR
25	Nesco	39.6494444	74.6430556	39	38	58	74	38	35	170	100	F-TWR
26	Egg Harbor	39.3625	74.5822222	39	21	45	74	34	56	217	187	TWR
27	Egg Harbor City	39.5477778	74.6380556	39	32	52	74	38	17	566	499	TWR
28	Pleasantville	39.4861111	74.6002778	39	29	10	74	36	1	197	132	TANK
29	Pleasantville	39.4513889	74.5988889	39	27	5	74	35	56	218	142	TWR
30	Pleasantville	39.4552778	74.5880556	39	27	19	74	35	17	229	159	BLDG
31	Pleasantville	39.3855556	74.5797222	39	23	8	74	34	47	306	286	TWR
32	Pleasantville	39.4155556	74.5313889	39	24	56	74	31	53	300	255	TWR
33	Pleasantville	39.4130556	74.5230556	39	24	47	74	31	23	298	250	TWR
34	Pleasantville	39.4491667	74.5661111	39	26	57	74	33	58	165	105	BLDG
35	Pleasantville	39.4702778	74.5833333	39	28	13	74	35	0	235	165	TWR
36	Hamilton	39.4605556	74.6852778	39	27	38	74	41	7	340	270	TWR
37	McKee City	39.4569444	74.6397222	39	27	25	74	38	23	303	218	BLDG-TWR
38	Elwood	39.5547222	74.7147222	39	33	17	74	42	53	373	297	TWRS
39	Elwood	39.5558333	74.7463889	39	33	21	74	44	47	570	500	TWR
40	Elwood	39.5491667	74.7338889	39	32	57	74	44	2	392	312	TWR
41	Elwood	39.6022222	74.75	39	36	8	74	45	0	305	215	TWR
42	Absecon	39.4436111	74.5972222	39	26	37	74	35	50	230	163	TWR

MISCELLANEOUS EXISTING PINELANDS STRUCTURES NOT CURRENTLY OCCUPIED BY CPs

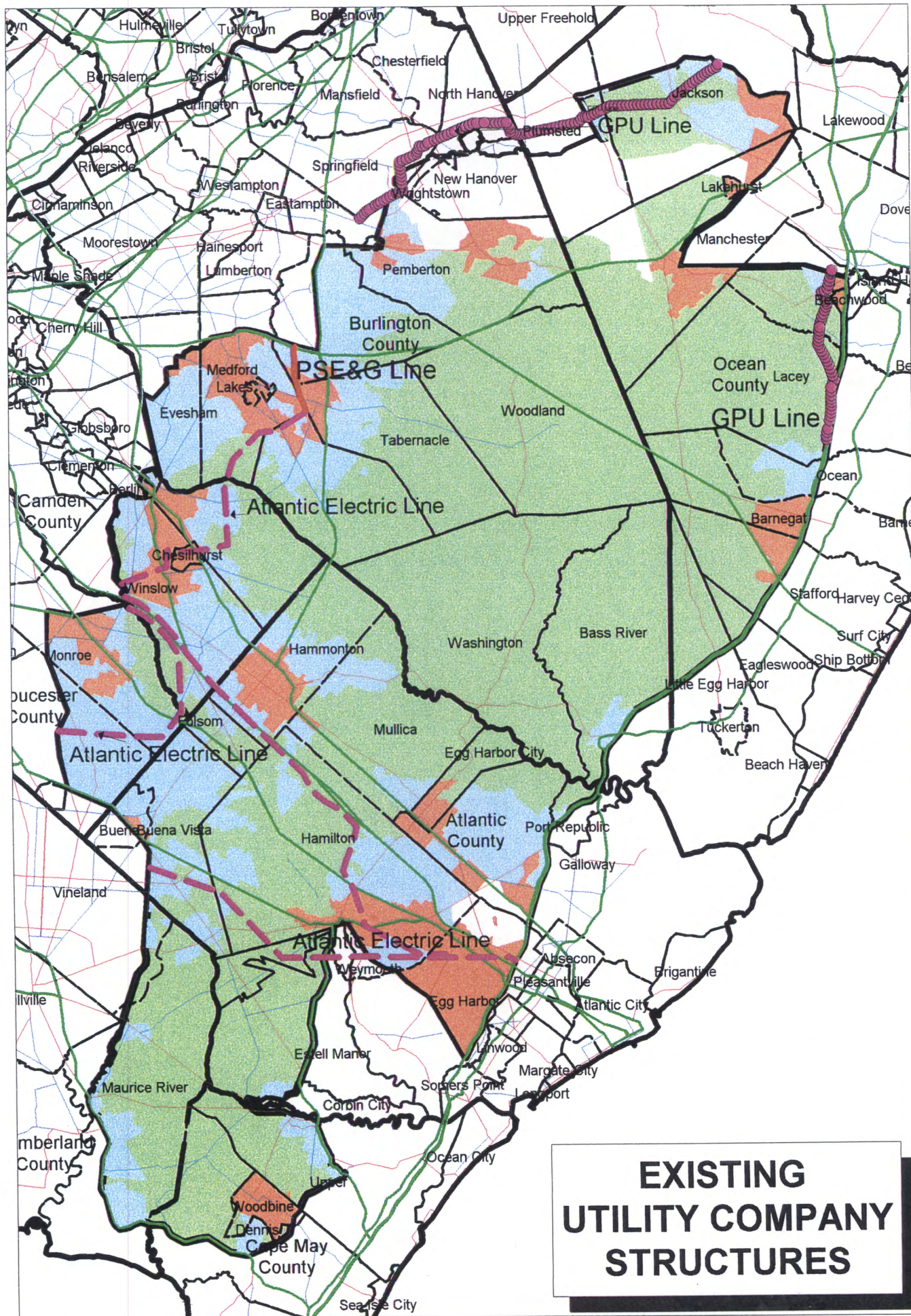
ID	NAME	dec_lat	dec_long	lat/d	lat/m	lat/s	lon/d	lon/m	lon/s	AMSL	Ov Str Ht	Str Typ
43	Mays Landing	39.4441667	74.6877778	39	26	39	74	41	16	285	225	TWR
44	Mays Landing	39.4369444	74.6841667	39	26	13	74	41	3	342	292	TWR
45	Mays Landing	39.4433333	74.695	39	26	36	74	41	42	260	210	TWR
46	Cologne	39.5094444	74.5936111	39	30	34	74	35	37	295	235	TWR
47	Northfield	39.3766667	74.5616667	39	22	36	74	33	42	373	353	TWR
48	Galloway Twp	39.4455556	74.5288889	39	26	44	74	31	44	168	145	TWR
49	Whitehorse	39.4569444	74.535	39	27	25	74	32	6	182	122	TWR
50	Woodbine	39.3208333	74.7711111	39	19	15	74	46	16	522	499	TWR
51	Woodbine	39.2352778	74.8108333	39	14	7	74	48	39	260	222	TWR
52	Woodbine	39.2419444	74.8130556	39	14	31	74	48	47	203	163	TANK
53	Woodbine	39.2277778	74.7905556	39	13	40	74	47	26	149	110	TWR
54	Petersburg	39.2533333	74.7222222	39	15	12	74	43	20	280	260	TWR
55	Milmay	39.4375	74.8677778	39	26	15	74	52	4	589	489	TWR
56	Dorothy	39.3980556	74.8191667	39	23	53	74	49	9	271	203	TWR
57	Folsom	39.6177778	74.8541667	39	37	4	74	51	15	294	209	TWR
58	Cumberland	39.3758333	74.9627778	39	22	33	74	57	46	305	255	TWR
59	Browns Mills	39.9602778	74.5094444	39	57	37	74	30	34	100?	100?	TANK
60	Atlantic City	39.4688889	74.5838889	39	28	8	74	35	2	317	250	TWR
61	Mizpah	39.480017	74.853009								180	TWR
62	Hamilton	39.486885	74.838456									F-TWR
63	Dennis	39.304554	74.860285									F-TWR
64	Egg Harbor	39.435683	74.625825									F-TWR
65	Bass River	39.641117	74.423703									F-TWR
66	Winslow	39.667967	74.900709									F-TWR
67	Medford Lakes	39.831566	74.811776									F-TWR
68	Tabernacle	39.8072222	74.589999	39	48	26	74	35	24			F-TWR
69	Woodland	39.890261	74.583783									F-TWR
70	Lacey	39.838434	74.338812									F-TWR

Note: All coordinates are NAD27

LOCATION OF EXISTING CP FACILITY STRUCTURES

dec_lat	dec_long	lat/d	lat/m	lat/s	lon/d	lon/m	lon/s	LABEL
39.648056	74.940833	39	38	53	74	56	27	30-BX,NP
39.678611	74.870556	39	40	43	74	52	14	45-BX,CX
39.758611	74.883333	39	45	31	74	53	0	29-CX,BX
39.857222	74.873889	39	51	26	74	52	26	44-CX
39.902222	74.822778	39	54	8	74	49	22	43-CX
39.830000	74.736389	39	49	48	74	44	11	26-CX
39.839444	74.736667	39	50	22	74	44	12	27-BX
39.971667	74.583333	39	58	18	74	35	0	39-BX
39.968889	74.591111	39	58	8	74	35	28	40-CX
40.050000	74.586667	40	3	0	74	35	12	38-BX
40.070833	74.357778	40	4	15	74	21	28	37-CX
39.958056	74.379444	39	57	29	74	22	46	24-BX,NP
39.864167	74.540000	39	51	51	74	32	24	41-BX,CX,NP
39.703889	74.532500	39	42	14	74	31	57	25-BP,CP,NP
39.457778	74.639722	39	27	28	74	38	23	49-CX
39.405556	74.572222	39	24	20	74	34	20	19-BX
39.436944	74.687222	39	26	13	74	41	14	50-BX,NX
39.286667	74.754722	39	17	12	74	45	17	51-CX
39.439444	74.856944	39	26	22	74	51	25	20-CP
39.555278	74.746389	39	33	19	74	44	47	31-CX
39.549722	74.735278	39	32	59	74	44	7	32-BX
39.623889	74.821667	39	37	26	74	49	18	47-BX
39.617500	74.820556	39	37	3	74	49	14	46-CX
40.111111	74.352500	40	6	40	74	21	9	36-BX
39.547222	74.637778	39	32	50	74	38	16	33-CP
39.715833	74.291944	39	42	57	74	17	31	42-BX
39.406667	74.829444	39	24	24	74	49	46	35-CP
39.479444	74.838889	39	28	46	74	50	20	34-BP,CP
39.841111	74.831111	39	50	28	74	49	52	28-BP
39.524028	74.653222	39	31	26.5	74	39	11.6	48-BX
39.452778	74.738889	39	27	10	74	44	20	52-CX
39.625000	74.788611	39	37	30	74	47	19	53-NX
39.560000	74.726111	39	33	36	74	43	34	54-NP

Note: All coordinates are NAD27



Tab 6: Conclusion
Summary and
Facility Summary Chart

SUMMARY

This Plan constitutes an accurate representation of the existing and proposed communication facilities necessary to provide minimum adequate cellular service to the New Jersey Pinelands region now and for the near future. The proposal contained herein, is consistent with the following: 1. Pinelands Code requirements, 2. the commitment to quality service made by the CPs to their customers, 3. the requirements of the CPs FCC licenses to provide service to their licensed areas and, 4. the 1996 Federal Telecommunications Act.

The "Facility Summary Chart", page 2 of this Summary, depicts the identification number and management area location of each proposed facility. This Plan will allow the CPs to provide minimal adequate service throughout the Pinelands based on the existing technological conditions.

The Plan shall be viewed by all who use it as a master plan with the clear understanding that each approximate location shown on the Comprehensive Map (Tab 3) shall be submitted to the Commission for review and site specific approval at the time of its proposal.

The Plan has been completed to comply with the requirements of N.J.A.C. 7:50-5.4(c)6 adopted by the Commission in August 1995. It demonstrates the ability of the signatories, Bell Atlantic Mobile, Comcast /Cellular One, and Nextel, to work together with Commission Staff to provide the least number of facilities possible to provide reliable cellular service. This effort was made in the spirit of preserving the New Jersey Pinelands preservation areas, while providing vital communication. The goal of the signatories of this Plan is to strike the balance between the growing demands for cellular service and the continued protection of the environmental needs and personal needs and enjoyment of all individuals who live, work and travel through the Pinelands of New Jersey.

**FACILITY
SUMMARY CHART**

REGION	TOTAL NUMBER	NUMBER AND SITE DESIGNATIONS OF PROPOSED FACILITIES ON PROPOSED STRUCTURES	NUMBER AND SITE DESIGNATIONS OF PROPOSED FACILITIES WHICH MAY BE ON EXISTING STRUCTURES	NUMBER AND SITE DESIGNATIONS OF PROPOSED FACILITIES ON EXISTING STRUCTURES	NUMBER AND SITE DESIGNATIONS OF EXISTING FACILITIES WITH NO NEW PROPOSED FACILITIES ON THE EXISTING STRUCTURES
"UNRESTRICTED" RED SHADED AREA	27	4 - (SITE 8, 23 , 55 & 56)	5 - (SITES 3 , 4, 10 , 13 & 18)	3 - (SITES 24 , 30 & 33)	15 - (SITES 19, 26, 27, 29 , 39, 40, 42, 43, 46, 47, 48, 49, 50 , 52 & 53)
"HEIGHT RESTRICTED" BLUE SHADED AREA	14	7 - (SITES 9, 11 , 12 , 14 , 15 , 17 & 21)		2 - (SITES 20 & 28)	5 - (SITES 36, 37, 44, 45 , & 51)
"HEIGHT AND LEAST NUMBER OF STRUCTURES RESTRICTED" GREEN SHADED AREA	14	5 - (SITES 1, 2, 5 , 7, & 16)	2 - (SITES 6 & 22)	5 - (SITES 25 , 34 , 35, 41 & 54)	2 - (SITES 31 & 32)
"MCGUIRE AIR FORCE BASE" WHITE AREA	1				1 - (SITE 38)
TOTALS	56	16	7	10	23

NOTE: BOLD, ITALIC SITE IDENTIFIERS INDICATE FACILITES ON WHICH THERE ARE MULTIPLE CARRIERS