

CALCASIEU PARISH POLICE JURY  
LAKE STREET OVERLAY DISTRICT REVIEW TEAM  
MEETING

Tuesday, June 27, 2023

5:30 PM

**A G E N D A**

1. **Call to Order**
2. **Roll Call**
3. **Explain the Rule and Procedures**
4. **Application**

- 4.A Take appropriate action on the following application: **5676 Lake Street in Ward Three** - major alternative design request within the Lake Street Overlay District, (Article VI Lake Street Overlay District, Division 2, Section 26, 153 through 160) of the Parish Code of Ordinances: to establish a non-permitted use (communication tower - 160 feet). Applicant: Champaign Businick Post 2130 VFW US, Inc. (OV-0323-0023) (Mr. Hayes, District 6)

Because the proposed development is not allowed within the Lake Street Overlay District, the staff recommends that the request be **denied**. Should the committee grant the request, the staff recommends the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; and 2) that the development must be in accordance with Section 26-81 (Communication Towers ) of the Parish Code of Ordinances.

5. **Adjourn**



# LAKE STREET OVERLAY DISTRICT APPLICATION

## CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE APPLICATION FOR THE LAKE STREET OVERLAY DISTRICT

CASE NUMBER OV-0323-0023 DATE RECEIVED 03/13/2023 FEE \$200.00

### APPLICANT INFORMATION

NAME: Champaign Businick Post 2130 VFW US, Inc.

ADDRESS: c/o Michael Palmer and Lee Richard

5676 Lake Street, Lake Charles, LA 70605

PHONE NUMBER: (Home) \_\_\_\_\_

(337) 477-7546

(Work) \_\_\_\_\_

(Cell) \_\_\_\_\_

Representative Tillman Infrastructure, LLC

c/o Kristen McGlathery

152 West 57th St., New York, NY 10019

(205) 249-9675 (Kristen)

email: kmcglathery@cfacq.com

### PROPERTY INFORMATION

LOCATION: 5676 Lake Street

IDENTIFYING LANDMARK: VFW Hall

AMOUNT OF LAND: 75' x 75' = 0.13 usable acres

### ALTERNATIVE DESIGN REQUEST

MINOR:

☐

MAJOR:

☒

PURPOSE OF REQUEST: Major alternative design request within the Lake Street Overlay District (Article VI Lake Street Overlay District, Division 2, Section 26, 153 through 160) of the Parish Code of Ordinances.  
To establish a non-permitted use (communication tower-160 feet).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA or LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED; PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE FIFTY (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3960, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST

FURTHERMORE I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN (S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING(S).

PROPERTY OWNERS SIGNATURE Submitted online.

DATE 03/13/2023

APPLICANT SIGNATURE Submitted online.

DATE 03/13/2023

All parcels subdivided or unsubdivided within the boundary of the Lake Street District shall be zoned C-1 (Light Commercial), but regulated pursuant to permitted uses set forth in these regulations and further herein described as C-1 LD (Light Commercial Lake Street District). There shall be no adjustments within the Lake Street District except when approved as an alternative design.

(1) Alternative design. Alternative design solutions may be submitted to the division of planning and development when it is found that the literal interpretation of this article causes an undue hardship or may impede the objectives of the proposed development. Alternative designs may apply only to site planning difficulties (i.e., setbacks, landscaping, architectural design guidelines, parking, etc.)

(2) Alternative request. There will be two (2) types of request for alternative designs to the Lake Street District Overlay considered. Type one will consist of a minor and type two a major.

a. Minor: A request made for changes in development standards such as building setbacks, parking, landscaping, etc. that do not vary more than twenty (20) percent of the required development standards.

b. Major: A request made to enlarge the boundary of the district, a request to establish a specific use that is not allowed within the particular section of the district, modifications to the architectural theme or when any variance request for development standards exceed twenty (20) percent of the required development standards.

(3) Alternative design review process. The review of minor or major request will be as follows:

a. Application must be made with the division of planning and development. The director of planning and development will determine when an application is complete.

b. In the case of a minor request, upon the determination of a complete application a seven-day review period will ensue. At the end of the seven-day review period the director of planning and development will issue in writing an approval, conditional approval, or disapproval of the application.

c. In the case of a major request, upon the determination of a complete application a fourteen-day review period will ensue. Once determined complete, the application will be forwarded to the Lake Street District Overlay Review Team and within fourteen (14) days or less the director of planning and development will issue in writing an approval, conditional approval, or disapproval of the application.

d. In the case of a minor request, the director of planning and development will make the final decision.

e. In the case of a major request, the Lake Street District Overlay Review Team will make the final decision.

f. The Fourteenth Judicial District Court is the proper forum for any aggrieved party of any decision made by the director of planning and Development or the Lake Street District Overlay Review Team.

(4) Lake Street Overlay Review Team. The Lake Street District Overlay Review Team shall consist of the following members:

Director of Planning and Development; Police Jury Member, District Six; Police Jury Member, District Seven; Two (2) Planning and Zoning Board Members, of Ward Three.

STAFF RECOMMENDATION: The staff recommends that the request be denied.



Application Summary					
Applicant	Champaign-Businick Post 2130, Inc.		Submittal Date	03/13/2023	
Case Number	OV-0323-0023		Site Area	.13 acres	
Location	5676 Lake Street		Police Jury District	6- Ron Hayes	
Review Team Meeting Date	June 27, 2023				
Major Request(s)					
<p>Major alternative design request within the Lake Street Overlay District (<i>Article VI Lake Street Overlay District, Division 2, Section 26, 153 through 160</i>) of the Parish Code of Ordinances:</p> <p>To establish a non-permitted use (communication tower- 160 feet).</p>					
Site Characteristics					
Present Zoning Classification	Light Commercial-Lake Street Overlay District (C-1 LD), Multi-Family Residential (R-M)				
Existing Use	VFW Hall				
Urban Service Area	In	Flood Zone	X		
Area Characteristics					
Surrounding Zoning	Light Commercial-Lake Street Overlay District (C-1 LD), Single Family Residential (R-1), Mixed Residential (R-2), Multi-Family Residential (R-M), Light Commercial (C-1), General Commercial (C-2), Light Industrial (I-1)				
Surrounding Uses	Residential, Commercial, Industrial				
Zoning History					
Original Zoning	Single Family Residential (R-1)	Ward	3	Date	1980
<p><b>Previous Requests on this Property</b></p> <p>There have been two zoning requests and one overlay request pertaining to the proposed property.</p> <ul style="list-style-type: none"> <li>In 2015, the Planning and Zoning Board and the Police Jury <b>granted</b> a request by Brask, Inc. to amend Ordinance No. 6245 to remove all stipulations to allow a club (VFW Hall) at 5676 Lake Street.</li> <li>In 2013, the Planning and Zoning Board and the Police Jury <b>granted</b> a request by Dr. Stanley Kordisch to rezone from Light Commercial Lake Street Overlay District) to Multi-Family Residential (R-M) to allow multi-family residential development (47 units) at 5676 Lake Street.</li> <li>In 2012, the Lake Street Overlay District Review Team <b>granted</b> a request by Stanley Kordisch and Lynda Kibodeaux-Bodem for a major request to enlarge the boundary of the district on properties located on the northwest corner of Ham Reid Road and Lake Street.</li> </ul>					
<p><b>Lake Street Overlay District Requests in Immediate Area</b></p> <p>There have been three overlay requests within the immediate area.</p> <ul style="list-style-type: none"> <li>In 2018, the Lake Street Overlay District Review Team <b>granted</b> a request by John Kevin Broussard for a major alternative design; 1) to establish a use not permitted (mini warehouses); 2) to deviate from the property development regulations; and 3) to deviate from the landscaping requirement at 6549 Lake Street.</li> <li>In 2015, the Lake Street Overlay District Review Team <b>granted</b> a request by Prairie Land Company for a major alternative design to allow parking without (or in front of) a principal structure at 5826 Lake Street.</li> </ul>					



- In 2011, the Lake Street Overlay District Review Team **denied** a request by John Kevin Broussard to vary the roofing materials, to vary the exterior wall materials, to vary the parking lot configuration, and to vary the roof pitch requirement on the property located at 6515 Lake Street.

### Recommendation

Because the proposed development is not allowed within the Lake Street Overlay District, the staff recommends that the request be **denied**. Should the team grant the request, the staff recommends the following conditions:

- 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; and
- 2) that the development must be in accordance with Section 26-81 (Communication Towers) of the Parish Code of Ordinances.

### Additional Information

The Lake Street Overlay District does not allow communication towers as a permitted use. The applicant is requesting to establish this use within the district.





March 8, 2023

Calcasieu Parish  
1015 Pithon St.  
PO Box 1583  
Lake Charles, LA 70602

RE: Intent to Allow for Collocation on Tillman Infrastructure TI-OPP-18682 proposed telecommunication tower on behalf of "anchor carrier"

Site Name: Imperial Blvd.  
Site Address: 5676 Lake St., Lake Charles, LA 70605  
APN: 0074888  
Zoned: RM


To Whom It May Concern,

Tillman Infrastructure is proposing a new monopole at the above-mentioned location. This tower will allow for collocation to include AT&T as the anchor tenant, and future users, to include carriers and local emergency services.

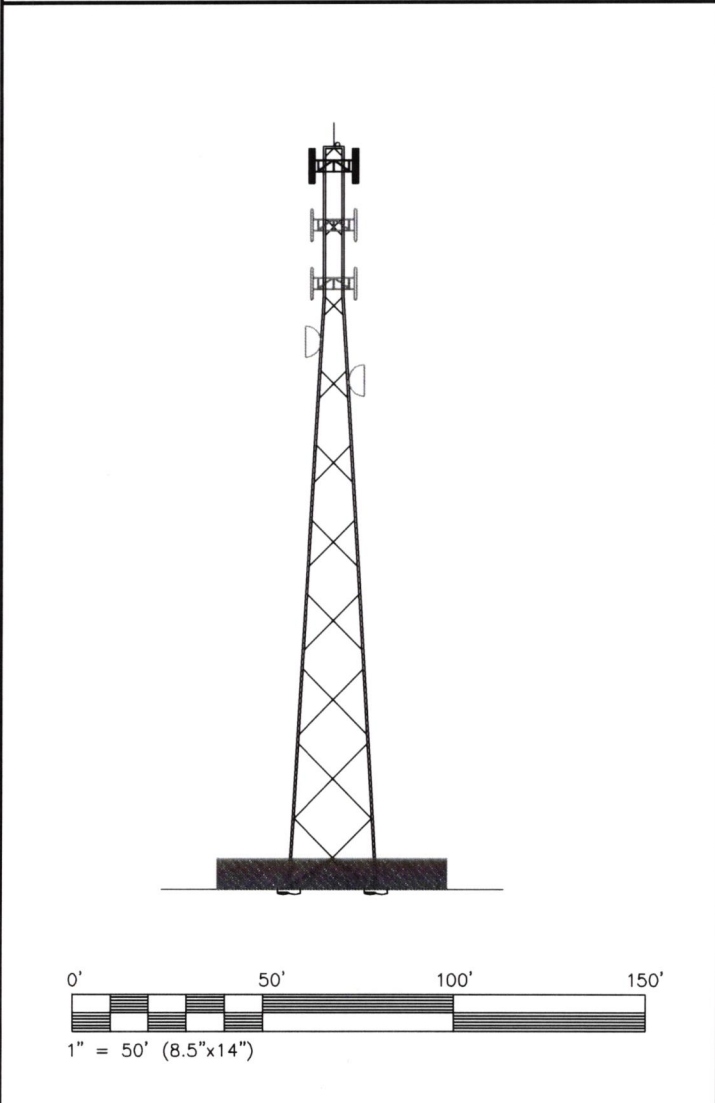
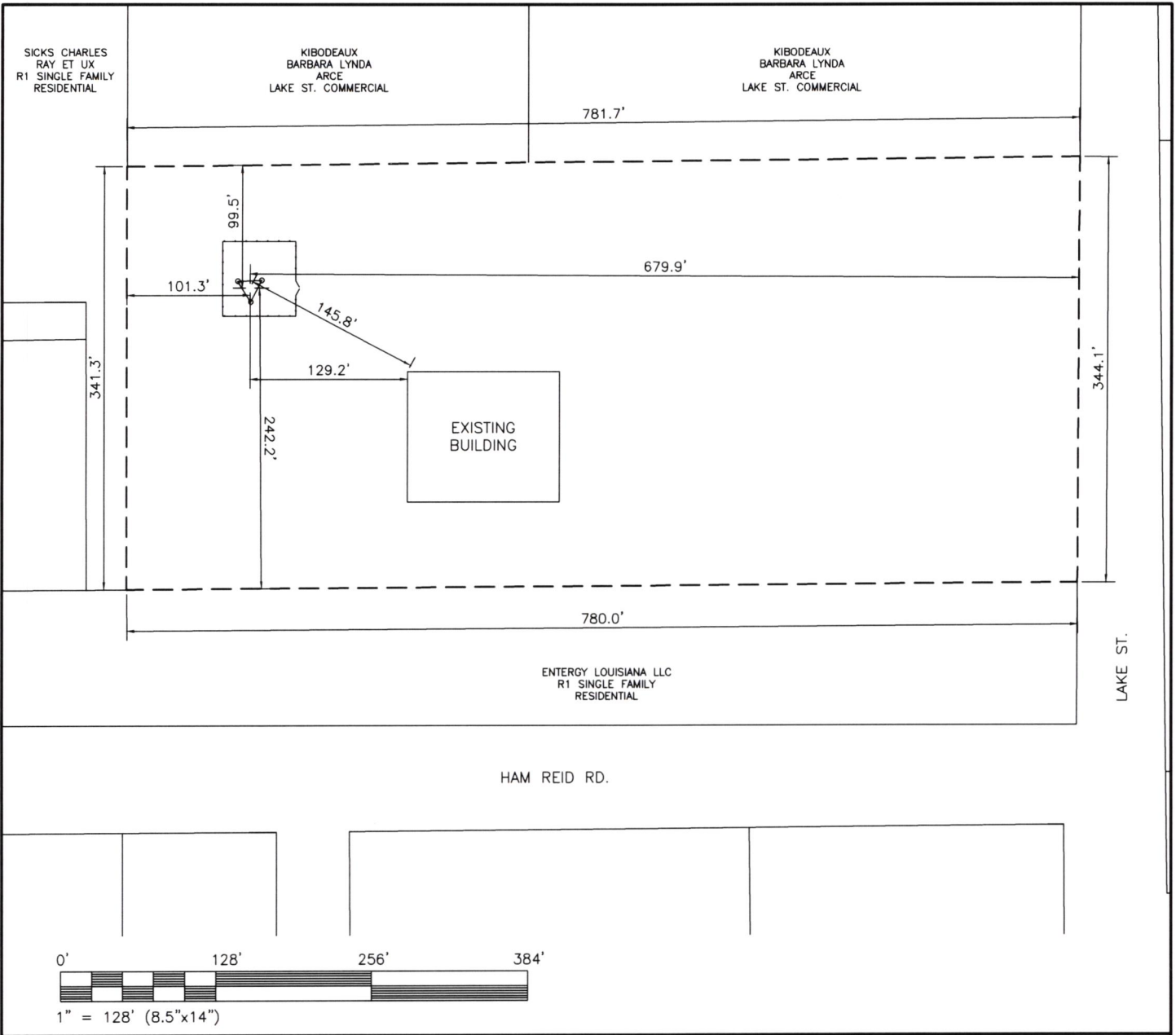
Tillman Infrastructure is committed to helping its infrastructure partners – customers, sellers, landlords, and communities achieve their wireless infrastructure goals through a history of fairness, operational excellence, deep sector expertise, and an extensive industry network.

As to our purpose and passion, we remain ambitious and steadfast in our goal to become the carrier friendly and carrier trusted partner for wireless operators in the United States. We seek to create an efficient win-win relationship with each and every entity who uses our towers. Unlike many tower companies, we provide a later "real-estate" envelope within which carriers can provide their services. We do not require costly amendments for equipment changes. We do not charge administrative fees when carriers swap out equipment. We do not mandate the use of expensive in-house services.

We want to help carriers bring advanced services to customers across America. We pride ourselves in our nontraditional business model and our approach to customer relations. Tillman serves all carriers equally, honors their perspective, and strives to foster trustworthy, long-lasting relationships.

Sincerely,  
  
Chris Mularadelis  
Vice President Legal





# INFORMATION

**Federal Communications Commission  
Tower Registration Number**

**1 2 3 4 5 6 7**

Posted in accordance with Federal Communications Commission rules on antenna tower registration 47CFR 17.4(g).

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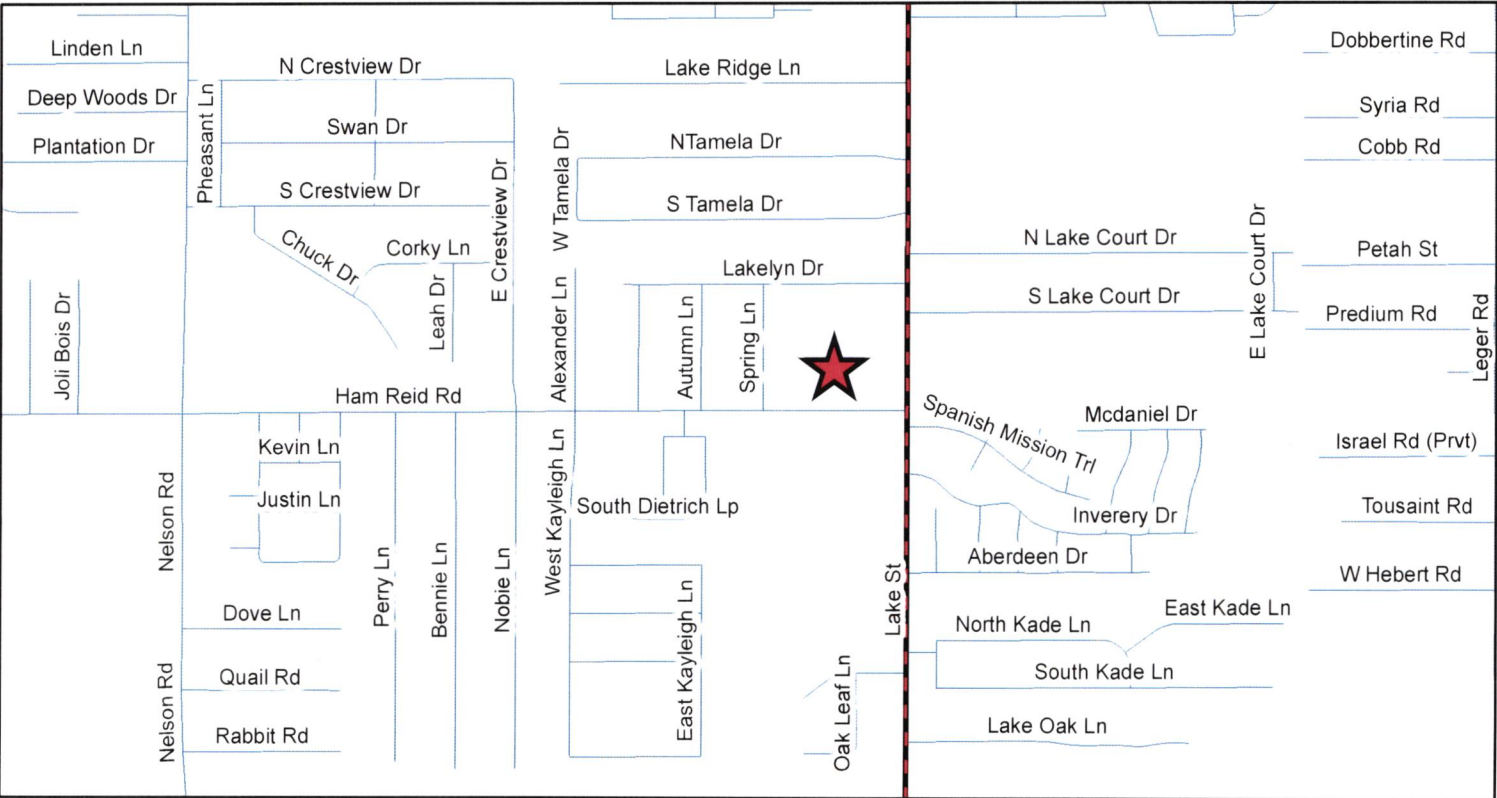
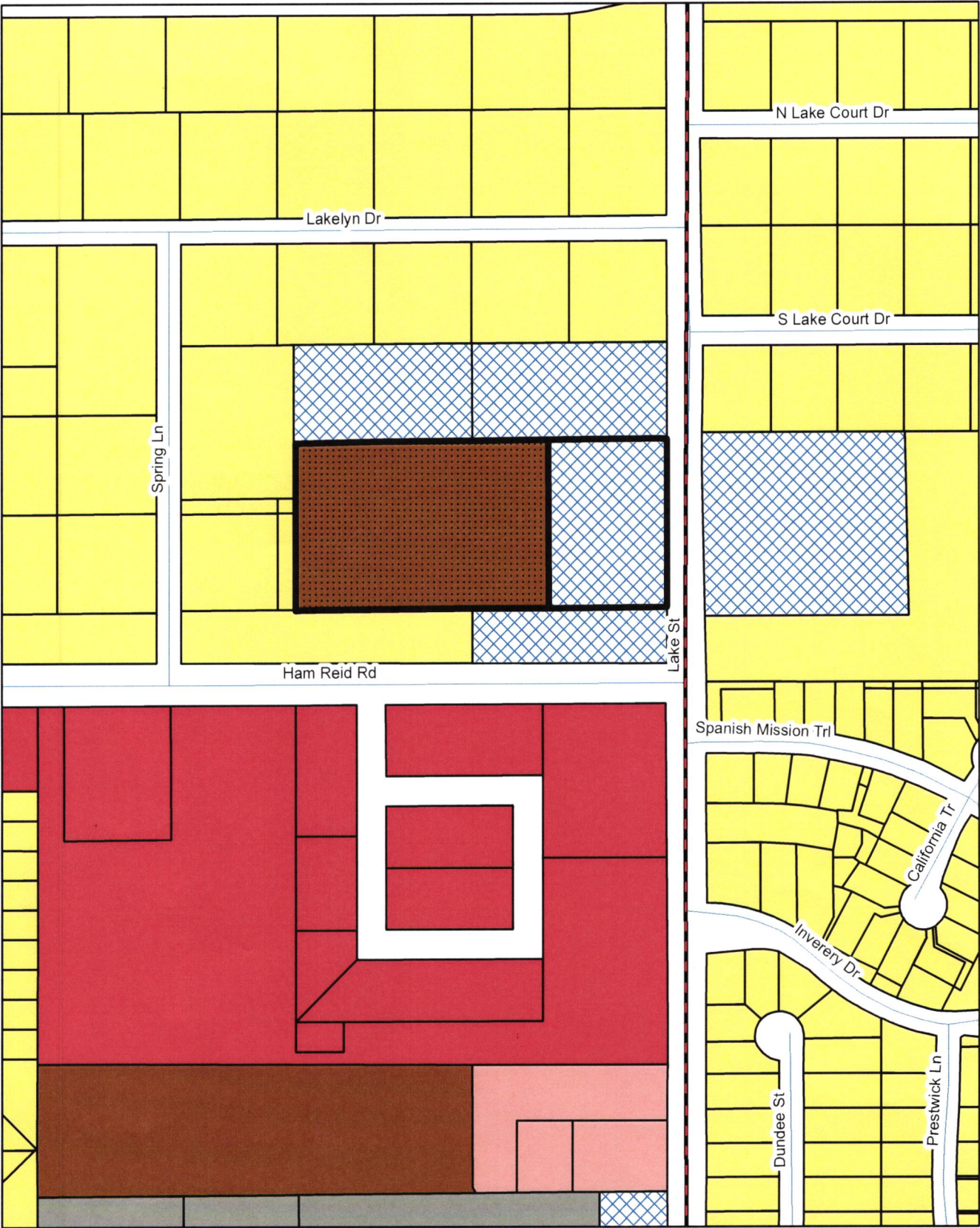
# Tower Map

- Legend
- Interstate
  - US\_Hwys
  - State\_Roads
  - Major\_Roads
  - Street\_Centerlines
  - towers





Champaign-Businick Post 2130 VFW US, Inc





















Letter to Amanda Butler, Calcasieu Planning Board, via email, [abutler@calcasieu.gov](mailto:abutler@calcasieu.gov)

Amanda Butler  
Calcasieu Parish Planning Board  
901 Lake Shore Dr.  
Fifth Floor  
Lake Charles LA 70602  
June 21, 2023

Dear Ms. Butler,

My name is Jennifer Morse. I reside at 5641 Spring Lane, Lake Charles, LA, 70605. Our residence is located immediately behind the VFW building at the corner of Ham Reid Road and Lake Street. It is my understanding that the VFW has requested permission to erect a cell tower on their property.

My husband and I object to this in the strongest possible terms. We have resided in this neighborhood since 2015. The neighborhood took a terrible beating in 2020-2021, between the hurricanes and the flooding. Placing a cell tower so close to a residential neighborhood will harm the beauty of the neighborhood and lower the value of all the property in the vicinity. We had no way of anticipating that such an eyesore would be in our backyards, literally, when we purchased the property.

I do not know why the VFW wants to erect a cell tower on their property. If this will become a revenue source for them, they should consider sharing the wealth with their neighbors. After all this gain to them amounts to a loss to us, a loss in the aesthetic value of our property.

Better yet, do not grant them this major variance to the existing zoning rules. We do not want or need a 160-foot tower in our backyard. There is no benefit to us, and potentially substantial costs.

My husband and I will be out of town, on a long-planned trip, on July 27 when this issue will be considered. I respectfully request that you convey this message to members of the board who will be present at the July 27 meeting. I have appended a Word document version of this letter for your convenience.

Respectfully submitted,

A handwritten signature in black ink that reads "Dr. Jennifer Roback Morse". The signature is written in a cursive, flowing style.

Jennifer Roback Morse, Ph. D.  
5641 Spring Lane  
Lake Charles LA 70605  
760-500-2425



**From:** [Amanda F. Butler](#)  
**To:** [Wesley Crain](#); [Kristi George](#); [Stephanie E. Newcomb](#)  
**Subject:** FW: Communication tower on Lake street  
**Date:** Friday, June 23, 2023 10:07:16 AM

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**From:** Planning Dispatch <[plandispatch@calcasieu.gov](mailto:plandispatch@calcasieu.gov)>  
**Sent:** Friday, June 23, 2023 9:37 AM  
**To:** Tammy Tonn <[ttonn@calcasieu.gov](mailto:ttonn@calcasieu.gov)>; Amanda F. Butler <[abutler@calcasieu.gov](mailto:abutler@calcasieu.gov)>  
**Cc:** Kimberly P. Vidrine <[kpvidrine@calcasieu.gov](mailto:kpvidrine@calcasieu.gov)>  
**Subject:** FW: Communication tower on Lake street

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**From:** Kathy Manuel <[klm1378@myyahoo.com](mailto:klm1378@myyahoo.com)>  
**Sent:** Friday, June 23, 2023 9:24 AM  
**To:** Planning Dispatch <[plandispatch@calcasieu.gov](mailto:plandispatch@calcasieu.gov)>  
**Subject:** Communication tower on Lake street

To Whom it may concern:

I am writing to voice my objection to the 160' tall communication tower proposed on Lake Street.

We built and bought homes in this area because we were assured by the zoning restrictions that this sort of thing was not going to happen. But, here we are having to deal with the prospect of a zoning change so y' all can try to force change we do not want and put one anyway.

Is this a 5 G tower?? If so I understand they give off a lot of radiation. Is that true?? Have you really researched it?

These are our families, our children play outside in our yards. We simply cannot abide by your personal choices which will probably negatively affect our property values. You are suppose to represent your constituents not a corporate agenda. At the very least you need to let the people vote on it.

Sincerely,  
Kathy Manuel

[Sent from Yahoo Mail for iPhone](#)



## Tammy Tonn

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**From:** Eric Greiner <eric@greinerac.com>  
**Sent:** Friday, June 23, 2023 9:18 PM  
**To:** Tammy Tonn; Wesley Crain; Planning Dispatch  
**Subject:** Opposition to Communication Tower on Lake St

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from eric@greinerac.com. [Learn why this is important](#)

To whom it may concern,

I am ardently opposed to the communication tower on the corner of Lake and Ham Reid on the VFW property.

First off, this will be the tallest tower in Lake Charles according to the online FCC registration website - by nearly 40 feet. It will be easily double the height of the new electric poles installed along Ham Reid. As it also currently fails the FAA Notice of Proposed Rulemaking, it will more than likely have to have permanently lit aviation lights, paint and other strobes as required by FAA regulations. The tower will do nothing but be a blight upon the area.

The proposed location for the tower is less than 100ft from several residential properties, including my own. Properties in "visual range" of this tower will suffer a loss in property value, as well as become more difficult to sell. This has been confirmed in multiple studies, and been upheld in both state and federal cases against communication tower construction in residential areas. A study published in The Appraisal Journal states, "buyers would pay as much as 20 percent less for a property near a cell tower." Another study, published in The Journal of Real Estate Finance and Economics in February 2017, notes that "For properties located within 0.72 kilometers of the closest tower, results reveal significant social welfare costs with values declining 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range..." Using Google Earth to create a 0.72 km (0.5 mi) radius around the proposed site – this could impact property values, create loss of enjoyment of property, and thus be detrimental to the general welfare of nearly 1,000 homes! Of course, we all know it's likely to be more than that, given the loss of trees from Hurricanes Laura and Delta. Has anyone considered the potential tax impact of these reduced property values? South Lake Charles properties command more price per square foot than just about any other area in the Parish - imagine 1,000 homes losing 20% in value, immediately. What does this indicate for the tax revenues that this area, the city, the parish, depend on? Has anyone contacted the schools, the other public services dependent on tax revenue to determine if they could do without 20% of their annual budget?

This tower is proposed in a "Special Zoning District," the Lake Street Overlay District (established by the Parish). Communications Towers are expressly NOT ALLOWED in this District. Under Sec. 26-153 of Parish Ordinances, a communications tower does the opposite of "enhances the appearance of surrounding area" and "improve the neighborhood characteristics of the area." This special district has regulations for everything from architecture styles to roofing/building materials to landscaping requirements - in fact, even pole lights aren't allowed to be over 18 feet tall. How can you enforce regulations and ordinances for other businesses, but then disregard them for a project bigger and with more potentially harmful impact? What will you disregard ordinances for next? Ordinances, and elected officials charged with enforcing those ordinances, are in place for a reason.

Per Parish ordinances, Communications Towers are only permitted in Light, Heavy, Heavy-Restricted, and Hazardous Industrial zoning districts. We are none of those. We are a peaceful residential area - with no buildings or structures anywhere close to 160 feet in height! The reason these towers are restricted to Industrial areas is the fact that they are such a blight upon property values, and the potential for environmental, noise, and visual pollution.



The current site plan is woefully inadequate to properly gauge the extent of the harmful impact this tower would cause the surrounding residential areas. We've seen comments from representatives that they'll submit "new information" at the hearing - is that how this Parish is run? Major companies can submit bare-bones plans for public consumption, then ambush everyone at a hearing when no one has time to properly research and determine impacts? This review and decision may only be to approve the "use" of the land for a tower – but how can anyone even consider approving this plan with so little information, and knowing the concrete harm it would cause the surrounding community?

My wife and I have spent our entire adult lives saving, investing and planning our future together. We finally found our forever home, nearly 4 acres of land in a peaceful area, in amazing school districts for our children, and close to everything we could need. We have invested substantial amounts of money and time upgrading the aesthetics of our back yard to include privacy fencing and a pool that we love watching the sunsets from. The proposed tower is almost directly in the path of where we have come to enjoy our evenings.

Please consider the impact to not only us, but every other resident in the area that will have their property values, quality of life and overall enjoyment of living where we live negatively affected.

Thank You,

Eric Greiner  
[eric@greinerac.com](mailto:eric@greinerac.com)  
337-496-5226



**BAKER DONELSON**  
BEARMAN, CALDWELL & BERKOWITZ, PC

1501 MAIN STREET  
SUITE 310  
COLUMBIA, SC 29201  
PHONE: 803.251.8800  
FAX: 803.753.0011

www.bakerdonelson.com

HOLLIE H. HUNTER, WIRELESS PROJECT ASSISTANT  
Direct Dial: 803.251.8821  
E-Mail Address: hhunter@bakerdonelson.com

June 26, 2023

VIA EMAIL

Calcasieu Parish, Louisiana – Planning Department  
Attn: Kim Vidrine & Amanda Butler  
[kpvidrine@calcasieu.gov](mailto:kpvidrine@calcasieu.gov)  
[abutler@calcasieu.gov](mailto:abutler@calcasieu.gov)

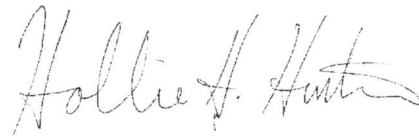
Re: Deferral of Communication Tower / Collocation Permit at 5676 Lake St, Lake Charles, LA 70605

Good afternoon,

Our firm has been retained by Tillman Infrastructure, LLC to represent them in conjunction with zoning for a telecommunication tower proposed on a property owned by Champaign-Businick Post 2130, Veterans of Foreign Wars of the United States, Incorporated shown as Parcel No. 00074888 in the Tax Records for Calcasieu Parish. The application was previously filed by Kristen McGlathery of Goff Communications and ComSite and has been set for public hearing on June 27<sup>th</sup>, 2023.

I respectfully request a deferral of the application to the July hearing to allow our firm to better prepare for hearing and address staff comments prior to the hearing and consideration of the application.

Sincerely,



Hollie H. Hunter, Wireless Project Specialist



## Tammy Tonn

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**From:** Jenna Greiner <greiner.jennaw@gmail.com>  
**Sent:** Tuesday, June 27, 2023 10:21 AM  
**To:** Ron Hayes; Anthony Bartie; Mckenzie.dubrock@yahoo.com; Chris E. Landry; toupie7261@gmail.com; Tammy Tonn; Amanda F. Butler  
**Subject:** Opposition to OV-0323-0023, Communication Tower in the Lake Street Overlay District

Some people who received this message don't often get email from greiner.jennaw@gmail.com. [Learn why this is important](#)

Members of the Lake Street Overlay District Review Team:

I write to you today in complete opposition of the Major Alternative Design Request/Permitted Use requested by VFW Post 2130 to install a 160-foot-tall communication tower on their property, and in, quite frankly, angry opposition to their last-minute plea for a deferment of the application/public hearing on this issue.

When someone wants an exception to the rules, it should be up to *them* to prove why they deserve it. Tillman Infrastructure and the Property Owner have gone about this in every wrong way imaginable. They've known about their tower plans for two **YEARS** (when a contract was signed between the parties, information we discovered TODAY), and about this specific plan for almost 4 months. In that time, they could have canvassed every surrounding neighborhood tens of times over. They could have spoken to every property owner in a square mile, asking us our concerns, and coming up with plans to mitigate those concerns. "Hey, we know the houses on Spring Lane – directly behind this tower site – have flooded before. We get your concerns about drainage, so we're including X and Y in our site plan to ensure this doesn't add to the flood risk." "Hey, we know this thing is going to be so tall and so close to the airport that everyone is worried about what lights will be on top. We've been in communication with the FAA to ensure we don't need lights that will affect your homes at night. Here are the emails to prove it." "Hey, we know this is really close to some homes, and people are worried about the noise. We will be adding/installing X and Y t, limiting construction/maintenance hours, etc. to minimize disturbances." Or even: "Hey, we know this isn't ideal – and we know this goes against the very purpose of this District, but this needs to be in this exact location, because of X and Y (very serious and important reasons)."

None of those things have occurred. Instead, they've been silent. They haven't even done the basics of due diligence – their site plan lists the neighboring properties to the north as being owned by Barbara Lynda Kibodeaux, something that hasn't been true for over two years. I should know – both those properties should have my name on them. We only found out about this plan when we noticed the Public Hearing sign next door, and even then, we had to track all of this information down ourselves to find out exactly what it meant. In less than one week, my husband and I have been the ones to inform our surrounding neighborhoods of this plan. My husband has spent days of his personal time going around to speak to our neighbors, and the vast majority had no idea this was even happening! Those of us that will be at the hearing tonight are ordinary citizens who are taking time out of our lives and away from our families to be there. My husband and I actually had to hire a babysitter to be able to come. The idea that Tillman Infrastructure can hire an out of state law firm at the last minute and attempt to delay this hearing – after acting in a practically underhanded way (towards us – the surrounding property owners) this entire time – is an insult to every single person who will be there.

No one is arguing with the need for communications towers – we are arguing with its placement next to our homes, in a District where it isn't allowed in the first place, where it will be an actual detriment to our neighborhood. We are arguing that we can't even properly determine ALL of the ways it will be detrimental, because of the extreme lack of information provided.

Today, we are also arguing that a company that's had **TWO YEARS** to get their plans and story straight (while the public has had a bare-minimum TWO WEEKS to try and figure it out on our own and what it means for us) doesn't deserve a single minute of further delay.



Relevant court cases, upholding denial of tower applications:

<https://www.mycentraljersey.com/story/news/local/development/2019/02/25/hillsborough-judge-upholds-denial-cell-tower-woods-road-firehouse/2944016002/>

<https://www.boardmanclark.com/publications/municipal-newsletter/court-of-appeals-upholds-denial-of-cell-tower-permit>

<https://www.nhmunicipal.org/court-updates/federal-court-upholds-zba-denial-special-exception-cell-tower-out-character>

I'm happy to bring printed copies of court cases or of the studies published on the National Association of Realtors website that establish the negative impact of cell phone towers on property values to tonight's hearing, if needed to enter them into the official record. <https://www.nar.realtor/cell-phone-towers>

Thank you,  
Jenna Greiner