

**THE BOROUGH OF RIVERTON
BURLINGTON COUNTY**

ORDINANCE NO. 5-06

**AN ORDINANCE AMENDING CHAPTER 128,
ARTICLE XXII, CONDITIONAL USES TO PROVIDE
STANDARDS FOR TELECOMMUNICATIONS
TOWERS**

WHEREAS, the Mayor and Council of the Borough of Riverton have previously provided for telecommunications towers as a conditional use within the General Business, GB District; and

WHEREAS, the Planning Board of the Borough of Riverton has made specific recommendations concerning the standards for telecommunications towers as a conditional use;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Mayor and Council of the Borough of Riverton, that Chapter 128, Article XXII, conditional uses shall be amended as follows:

I. Section 128-113. Telecommunications Towers.

Telecommunications Towers shall be subject to the following conditional use standards:

- A. Telecommunications Towers shall mean a structure that is designed to include antennas and electronic control equipment at the base in order to provide wireless communications services such as telephone, telecommunications services and personal wireless services.
- B. Any telecommunications tower shall be located on an existing lot that is owned and used by the municipality, a municipal agency or a public utility company for providing public utility services, i.e., water, sewer, electric, gas, telephone and cable services, to residential and non-residential uses in the Borough.
- C. A telecommunications tower may not be located within five hundred (500) feet of an existing telecommunications tower.
- D. The height shall not exceed 220 feet.
- E. Provision is made to allow antennas for emergency service agencies such as police, fire and rescue services.

- F. The telecommunications tower is designed to collapse upon itself to avoid damage at a distance from the tower.
 - G. A site plan application, together with a site plan, complying with the requirements of Section 109-8 Site Plan Details shall be required. Notice of the application shall be made to all property owners within 200 feet of the property, as well as all utility companies that have registered with the Borough to receive such notices.
 - H. Cross easements for access and utilities shall be provided for sites that are leased.
 - I. An indemnification and hold harmless agreement in favor of the Borough shall be submitted.
 - J. A schedule shall be submitted indicating the frequency of site visits and the frequency of inspections for the structural integrity of the tower.
 - K. All base facilities shall blend with the character of the neighborhood with a landscape buffering located around the base of the tower.
 - L. If the tower has been vacant for six (6) months, the tower shall be removed to the top of the foundation within two (2) months, and the site shall be restored to its original condition.
- II. This Ordinance shall become effective after final passage and publication according to law.

ATTEST:

BOROUGH OF RIVERTON

By: _____

By: _____

— Mary Longbottom, Borough Clerk

— Robert Martin, Mayor

CERTIFICATE OF CLERK

I, Mary Longbottom, Municipal Clerk of the Borough of Riverton, County of Burlington and State of New Jersey, do hereby **CERTIFY** that the foregoing to be a true and correct copy of an Ordinance introduced and passed by the Borough Council at a meeting of said Council held April 5, 2006 and said Ordinance was finally adopted at a regular meeting of the Borough Council held May 3, 2006 after a public hearing.

**Mary Longbottom, RMC
Municipal Clerk**

RECORDED VOTE AYE

NAY

ABSTAIN

ABSENT

DANIEL
VILLARI
DR. SMYTH
MR. SMYTH
KINZLER
CESARETTI
MAYOR (TIE)