

Applicants: Diamond Communications LLC (“Diamond”) and
T-Mobile Northeast LLC (“T-Mobile”)
13 Vanderhoof Court
Block 378, Lot 17
(Previously known as Block 141, Lot 12.02)
Township of Vernon, Sussex County

CONDITIONAL USE STANDARDS Section 330-187(D)(c)

1. The setback requirements under Section 1(a) are not met because of the following reasons:
 - (a) FirstEnergy requires a minimum of 15 feet clearance around the substation fence.
 - (b) There is an underground sewer line /easement between the Site and the substation which limits available area.
 - (c) In the rear of the property there are overhead transmission lines that come out of the substation.
 - (d) There is a stream that runs thru the rear of the property, around the substation and out the Northern corner.
2. Tower height is needed by the radio frequency engineer to provide coverage, it also allows for co-locators.