

First Amendment to the 2003 AT&T Local Communications Facilities Plan



Pinelands Commission Meeting
March 13, 2026

Presentation Outline

- Overview of the Commission's LCF Regulations
- AT&T proposed amendment
- Staff findings
- Conclusion & Next steps

Background on CMP LCF rules

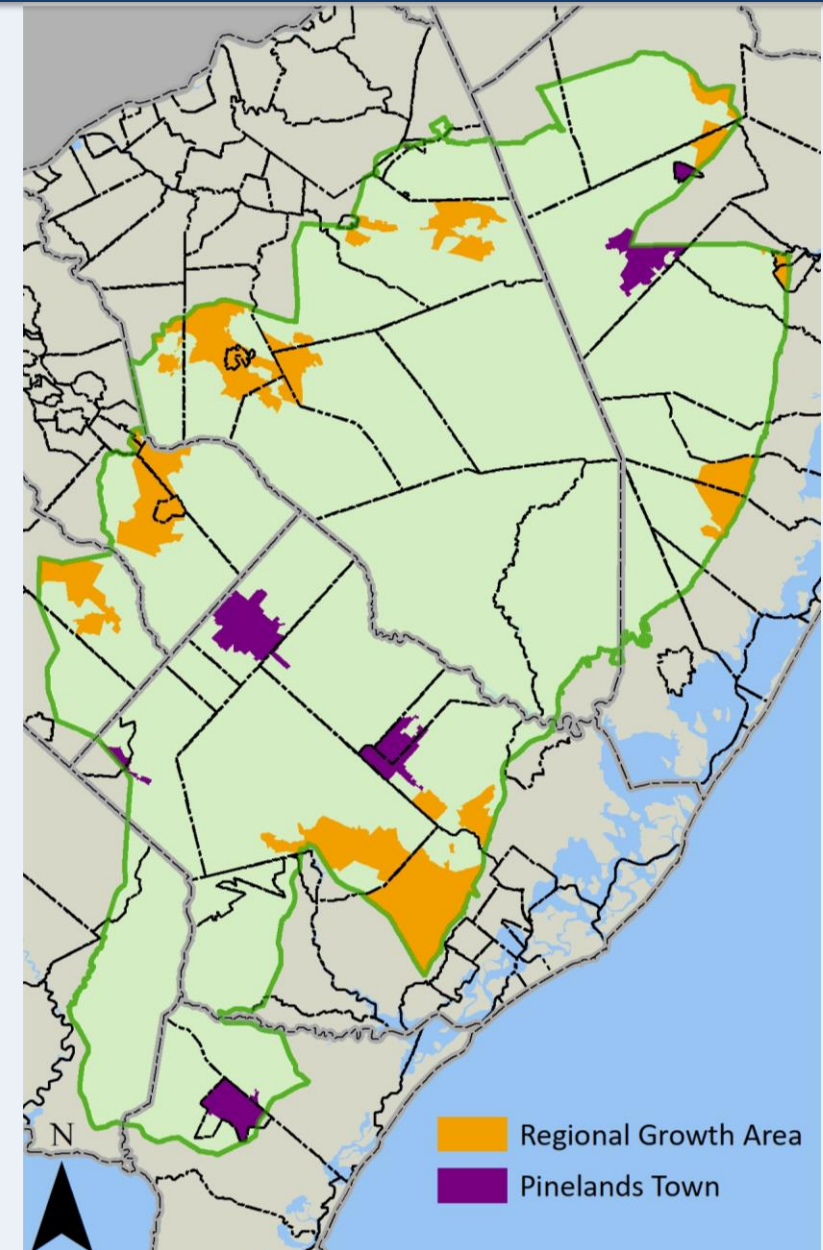
CMP Height Regulations (N.J.A.C. 7:50-5.4)

Purpose

To protect the scenic resources of the Pinelands Area

Height Limits

- Regional Growth Area; Pinelands Towns: No CMP limit
 - Subject to municipal regulations
- Everywhere else: 35-foot limit
 - 89% of the Pinelands Area
 - Some exemptions (accessory antennas, silos, barns, fire towers, church spires...)
 - CMP amended in 1995 to address local communication facilities; previously not exempt



What is a Local Communications Facility?

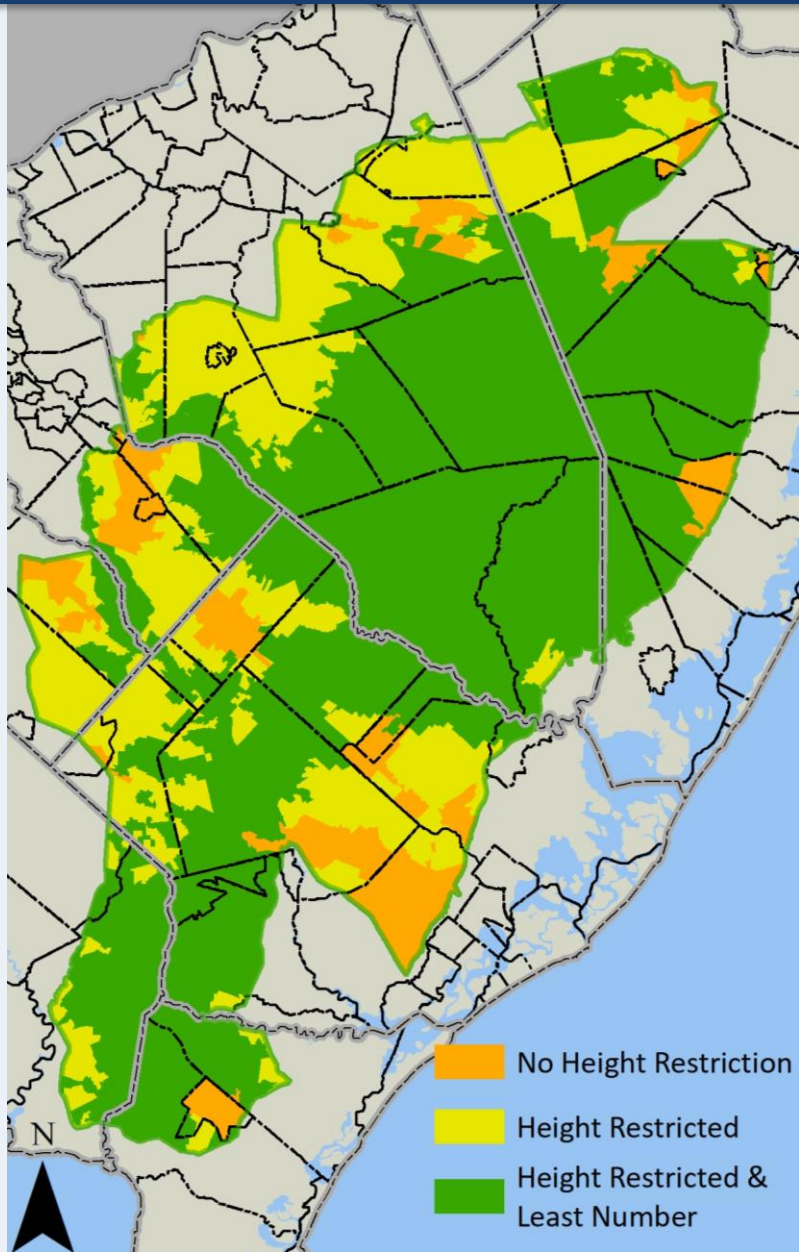
- An antenna and any supporting structure, together with associated accessory facilities
- Intended to serve a limited, localized audience through point-to-point communication
 - Includes cellular telephone facilities, paging systems, and dispatch communications
 - Does **not** include radio or television broadcasting facilities or microwave transmitters



CMP LCF Regulations: Key Principles

- RGA and Pinelands Towns: No height limits
- Everywhere else: LCF structure may exceed 35 feet (up to 200 feet), if:
 - Demonstrated need exists
 - Existing suitable structures are used where practicable
 - New towers accommodate co-location
 - Siting and visual impact standards are satisfied
 - Comprehensive plan is certified

Comprehensive Planning



- Submitted jointly by providers of like service
- Includes 5- and 10-year planning horizons
- Identifies approximate locations of all facilities
- Demonstrates least number necessary in PAD, FA, SAPA, and enumerated Villages
- Requires Commission certification
- Amendments
 - Build upon previously certified network configuration
 - Ensures least number in the PAD, FA, SAPA, and enumerated Villages

Individual Applications for New Towers

Regional Growth Areas and Pinelands Towns

- Must comply with CMP environmental standards

All other management areas:

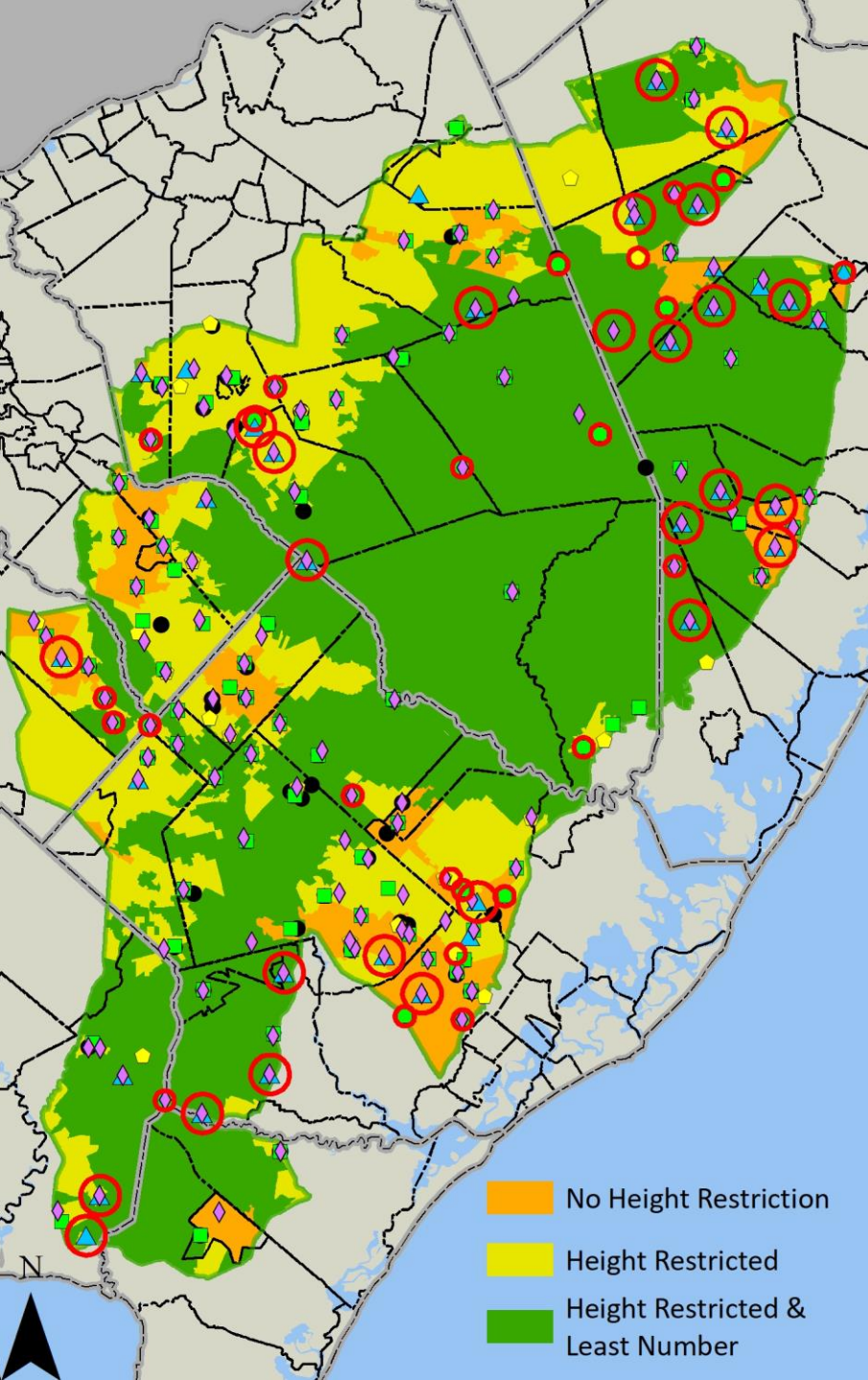
- Must comply with:
 - CMP environmental standards
 - Certified comprehensive plan
 - CMP LCF siting and design standards
 - Hierarchical siting policy

Summary of Comprehensive Plans

LCF Plan	Certification Date	Participants
Cellular Plan	9/11/1998	Bell Atlantic Mobile, Comcast, Nextel
PCS Plan	1/14/2000	Sprint, Omnipoint
AT&T Plan	12/12/2003	AT&T
T-Mobile Plan	11/10/2011	T-Mobile
Public Safety Tower Plan	5/11/2012	Pinelands Area Counties
Sprint Plan	11/8/2013	Sprint

Original Provider	Succeeded By
Bell Atlantic Mobile	Verizon
Comcast	Cingular Wireless -> AT&T
Nextel	Sprint -> T-Mobile
Omnipoint	T-Mobile

Sites in Comprehensive Plans



- Cellular Plan (1998)
- ⬠ PCS Plan (2000)
- AT&T Plan (2003)
- ▲ T-Mobile Plan (2011)
- ◆ Sprint Plan (2013)
- Search Areas for Unbuilt Sites

1st Amendment to the AT&T Plan

Background on the Proposed Amendment

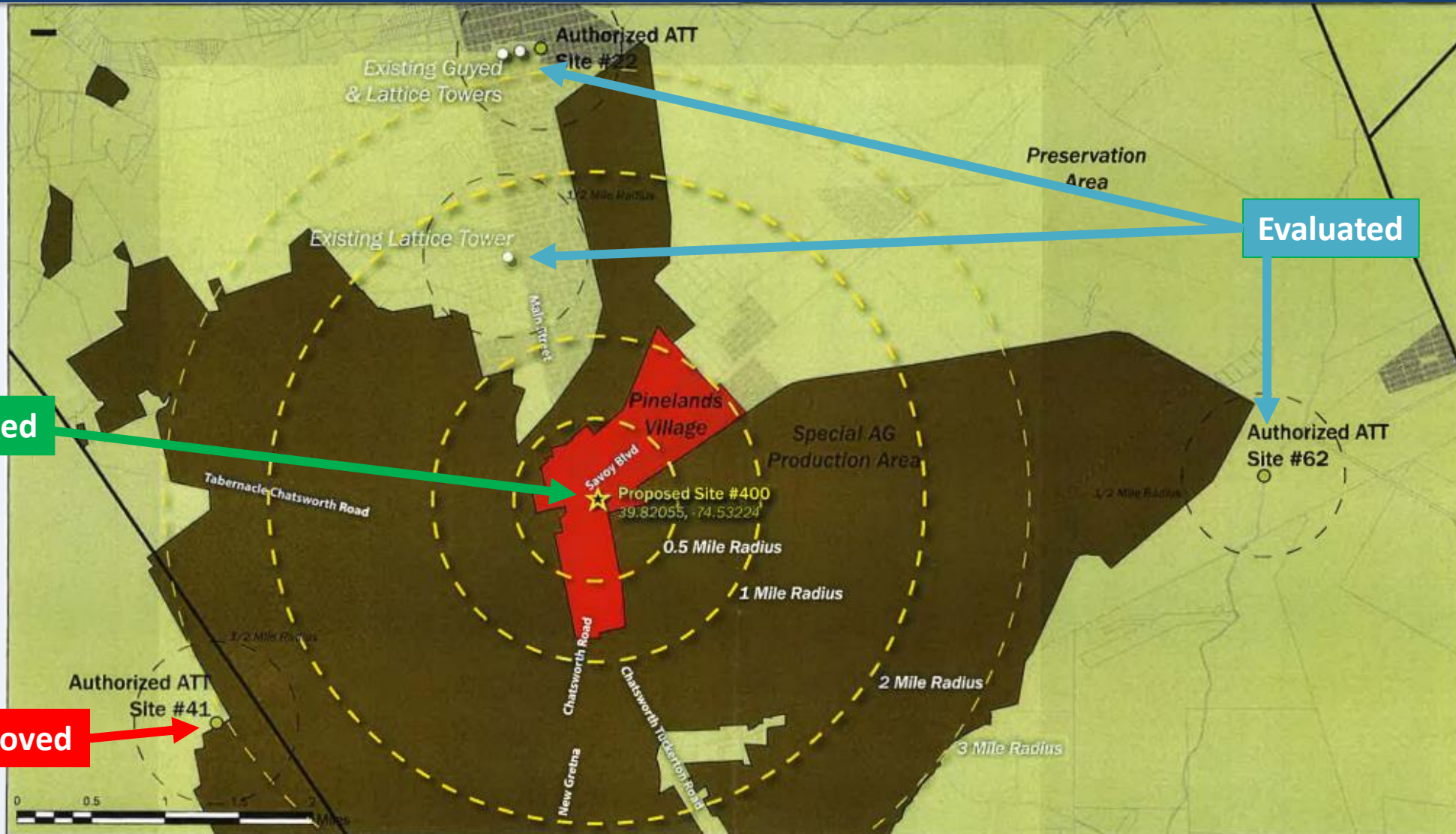
2020 development application

- 120-foot LCF tower
- Proposed at Woodland Volunteer Fire & EMS Station
- CF Issued in July 2020
- Municipal approvals first granted September 2020
- Staff determination:
 - FirstNet antennas do not qualify as an accessory use
 - No existing site in the Village of Chatsworth contained in certified plans

Summary of the Proposed Amendment

- Amends the 2003 AT&T Plan by replacing authorized but unbuilt Site 041 with a new search area identified as Site 400
- The search is centered on Block 4914, Lot 2, located in the Pinelands Village of Chatsworth, Woodland Township
- Maintains the same ½ mile search radius as the previously certified AT&T Plan

Summary of the Proposed Amendment



Site to be added

Site to be removed

Evaluated



Map C - Proposed Site 400/ Pineland Management Areas - 3 Miles
Woodland Township, Burlington County, NJ
September 25, 2025

EXHIBIT
3C

Demonstrated Need

- Amendment contains justification with existing coverage maps
- Commission's independent RF consultant confirmed:
 - a coverage gap in the Village of Chatsworth was demonstrated
 - Existing authorized or nearby facilities cannot address the gap; proposed Site 400 would provide necessary coverage

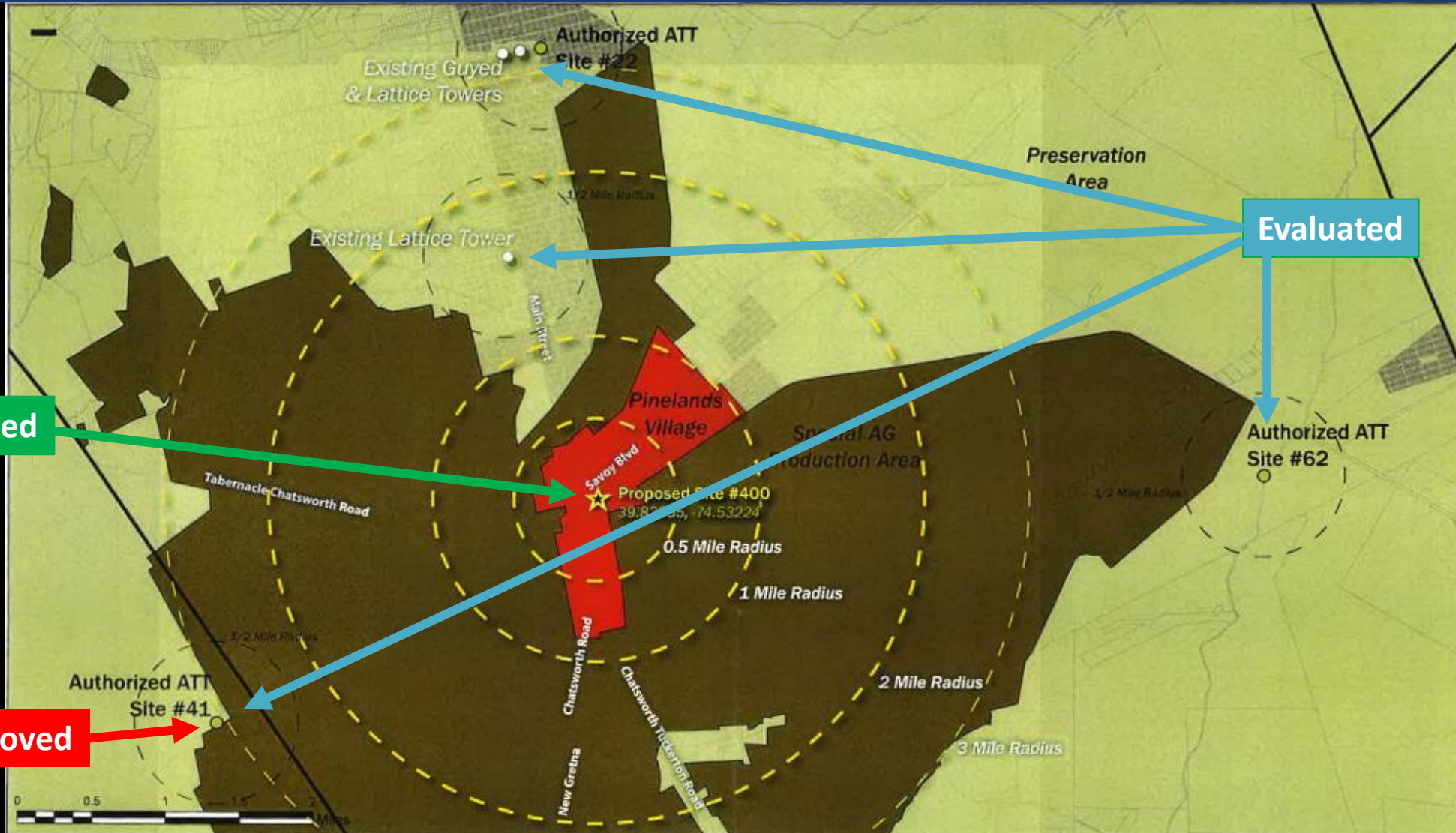
Least Number of Facilities

- CMP requires facilities in PAD, FA, SAPA, and enumerated Villages (including Chatsworth) to be the least number necessary to provide adequate service
 - Amendment does not increase AT&T's total facilities within the Pinelands
 - Replaces previously approved Site 041 (Wharton State Forest) with proposed Site 400, which more effectively addresses the Chatsworth coverage gap

Use of Existing Suitable Structures

- Amendment evaluates nearby towers and tall structures finding that existing structures:
 - Lack sufficient height
 - Are at capacity
 - Their location would not resolve the coverage gap
- Independent RF consultant concurs that co-location at existing nearby communication towers would not provide adequate coverage in Chatsworth
- Similar demonstration will need to be made during application

Summary of the Proposed Amendment



Evaluated

Site to be added

Site to be removed

Siting Criteria & Design Standards

- If existing suitable structure cannot be used, a proposed tower must comply with hierarchical siting policy and CMP siting standards
- Amendment identifies locations within the Village likely consistent with CMP siting criteria
- Includes photographic inventory and visual simulations within the Village
- **Certification does not approve a specific tower location**
- Full compliance with hierarchical siting policy, environmental standards, and CMP siting criteria required at application stage

Conclusion & Next Steps

Conclusion & Next Steps

- Staff is recommending certification of the amendment
- CMP P&I Committee has recommended certification of the amendment

