

County Counsel

RESOLUTION AUTHORIZING THE RETENTION OF CAMPANELLI AND ASSOCIATES TO DRAFT AN APPROPRIATE 5G NETWORK ORDINANCE AND TO AUTHORIZE THE FILING OF A MOTION TO VACATE THE FEDERAL COURT ORDER OF SEPTEMBER 8, 2022 AS IT RELATES TO THE COUNTY OF MONMOUTH

WHEREAS, the Board of County Commissioners passed resolution number 2023-0544 on July 13, 2023 related to the authorization of the retention of an attorney for the analysis of an application for 5G network monopoles siting; and

WHEREAS, on May 11, 2023, Verizon submitted a letter with nine (9) sets of construction drawings and have taken the position that this letter with attachments constitutes an "application"; and

WHEREAS, in the letter referenced above, Verizon has taken the position that there is a County "Agreement" dated December 12, 2016; and

WHEREAS, Verizon entered into a "Consent Judgment and Settlement Agreement" dated September 8, 2022; and

WHEREAS, on June 29, 2023, Verizon, through counsel, forwarded a letter taking the position that the time for approval of the "application" dated May 11, 2023 would expire in 90 days pursuant to the FCC's "shot clock" even though the letter does not constitute an "application"; and

WHEREAS, County Counsel wrote to the attorney representing Verizon outlining the reasons why the "shot clock" had not even begun to run due to the fact that no road opening had

been submitted; there is no agreement between Monmouth County and Verizon regarding the siting of new monopoles, and Monmouth County was not noticed, nor a signator, to the Consent Order filed September 8, 2022; and

WHEREAS, it has become apparent that Verizon, by entering into a "Consent Order" without including the County of Monmouth and thereafter attempting to send a letter and claiming the letter to be an "application", is endeavoring to circumvent the applicable law and force the County of Monmouth to agree to the siting of monopoles without proper consideration for the need for the monopoles nor for the safety of Monmouth County residents; and

WHEREAS, it is apparent that the County of Monmouth will require specialized counsel having experience with these unfortunate tactics; and

WHEREAS, the Federal Rules of Civil Procedure provide for an ability for a party to apply to vacate a previous Court Order within one year; and

WHEREAS, the County of Monmouth was not a party to the litigation, nor the Consent Order and Settlement Agreement entered into, even though a number of the over 100 sites contained in the Consent Order and Settlement Agreement are on property owned and/or controlled by the County of Monmouth; and

WHEREAS, there exists the need to move forward with the retention of counsel for purposes of drafting an Ordinance for this unique technological endeavor along with a need to retain separate counsel to move forward in the vacating of the previous Court's Order pursuant to Rule 60; and

WHEREAS, competent counsel exists on the existing approved counsel list to move forward on vacating the Consent Order referenced, but no competent counsel exists with reference to the particularized skill and experiential set needed for handling the 5G applications, other than Campanelli and Associates.

NOW, THEREFORE, BE IT RESOLVED that Monmouth County Counsel is hereby directed and approved to move forward with executing the retainer agreement supplied by Campanelli and Associates in the form attached hereto as Exhibit "A" for the purposes of drafting, noticing and securing an Ordinance with reference to the siting of this unique technology throughout the County in a form similar to the Ordinance from Sea Bright attached as Exhibit "B".

BE IT FURTHER RESOLVED that County Counsel is hereby directed and approved to move forward with the assignment of the vacating of the previous Consent Order referenced above pursuant to Rule 60 from the currently approved list of outside Special Counsel as it relates to the County of Monmouth as soon as possible.

BE IT FURTHER RESOLVED that the Clerk of the Board shall forward a certified true copy of this resolution to the County Administrator; County Counsel; Andrew J. Campanelli, Esquire, Campanelli and Associates, P.C., 1757 Merrick Avenue, Suite 204, Merrick, New York 11566 and to all Mayors and Administrators within the County of Monmouth.

**CAMPANELLI & ASSOCIATES, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW

www.campanellipc.com

1757 Merrick Avenue · Suite 204 · Merrick, New York 11566  
Telephone (516)746-1600  
Facsimile (516)746-2611

Andrew J. Campanelli  
Member of NY Bar

COUNSEL

George B. McPhillips  
1930-1994

Je an M. Smyth  
Patricia Maclereth

## **RETAINER AGREEMENT**

Campanelli & Associates, P.C. (hereinafter referred to as "the Firm"), is a New York-based law firm whose legal practice includes a concentration upon federal practice, and more specifically, the application of the Federal Telecommunications Act of 1996 (the TCA) and its constraints upon local governments nationwide, pertaining to the siting, installation, regulation, and maintenance of cell towers, small cells, DAS (Distributed Antenna) Systems and/or other wireless facilities.

### **SCOPE OF REPRESENTATION**

THE UNDERSIGNED COUNTY OF MONMOUTH, NEW JERSEY (hereinafter referred to as the "Client"), by its authorized representative, hereby retains the Firm to provide: (a) Ordinance Review and Drafting Services, with an additional option to request that the Firm provide (b) litigation services, to represent the County in potential litigation involving Cellco Partnership d/b/a Verizon Wireless ("Verizon") in its efforts to install wireless communications towers within the County right(s)-of-way along Ocean Avenue in Belmar, New Jersey, in particular seven (7) cell towers proposed to be installed at or across from 205 Ocean Avenue through 1501 Ocean Avenue.

#### **Drafting Services**

With respect to Ordinance Review and Drafting Services, the Firm is being retained, as a consultant, to review and analyze the Monmouth County Administrative Code, the Monmouth County Master Plan, and such other applicable laws, rules, or regulations as they pertain to the placement, construction, modification, and timing requirements for personal wireless services facilities, and to draft provisions to adopt such new ordinance, replace and/or amend sections thereof, with a more current and comprehensive provision to regulate the installation of wireless facilities within the County.

The Firm shall employ reasonable efforts to draft a new zoning code provision in a manner which will, among other things:

- (a) seek to maximize the County's ability to exercise the powers which Congress preserved for state and local governments under Section 47 U.S.C.A. §332(c)(7)(A) of the Telecommunications Act of 1996 (hereinafter "the TCA"), to regulate the placement, construction, and modification of personal wireless service facilities; and

# **EXHIBIT A**

- (b) encompass provisions to seek to ensure that the appropriate County Commissions, Boards, Departments, and/or Representatives will not violate the constraints of the Telecommunications Act of 1996, which are set forth within sections §332(c)(7)(B)(i)(I), §332(c)(7)(B)(i)(II), §332(c)(7)(B)(ii), §332(c)(7)(B)(iii) and §332(c)(7)(B)(iv) of the TCA, and which thereby potentially minimize the risks of federal litigation to challenge any decision of the relevant County Commission Board or Department pertaining to an application seeking permission to install a wireless facility;
- (c) vest any relevant County Commission, Board, or Department with essential fact-finding functions, and set evidentiary standards, which are critical for the County to make decisions wherein the County can actually assert control over the placement of wireless facilities within the powers vested in them under 47 U.S.C.A. §332(c)(7)(A) of the TCA; and
- (d) empower the County to protect its citizens against illegally excessive levels of radiation emanating from non-FCC compliant wireless facilities that are not registered with the FCC.

The Firm shall provide the Client with a draft provision based upon the Firm's analysis of the County's existing law, ordinance, rule, or regulation and the objectives set forth both therein and within the County's Strategic Plan.

The Firm does not, and will not, guarantee that if the County adopts and implements the ordinance or code provision drafted by the Firm, it will render any zoning decisions thereafter made by the County immune from legal challenge.

Potential legal challenges may always be raised to challenge zoning decisions of any type, whether they involve applications for approvals such as use s, special use s, conditional use s, wetland s, or variances (among others), and decisions pertaining to the regulation of wireless facilities are no exception, especially in view of the fact that the law pertaining to wireless facilities is constantly evolving, with new case decisions and new FCC interpretations being rendered and/or handed-down on a continuing basis.

The Firm has disclosed and reaffirms herein to the Client that none of the attorneys within the Firm are admitted to the Bar of the State of New Jersey. As such, the Firm recommends that any code provisions it drafts under the terms of this Agreement be submitted for review by an attorney admitted in the State of New Jersey before the County moves to adopt same.

# EXHIBIT A

Any consulting services for drafting a new wireless ordinance to be provided under this Agreement shall be provided exclusively within the State of New York, where the attorneys within the Firm are duly authorized to practice law. The services to be provided under this Agreement are intended to be limited to those set under the New Jersey Rules of Professional Conduct, including but not limited to Rule 5.5(d), which pertains to multijurisdictional practitioners.

The Firm does not maintain, and shall not maintain or establish, even temporarily, any office or operations within the State of New Jersey.

The Client understands and agrees that in the absence of being granted *pro hac vice* admission to a Court situated within the State of New Jersey, nothing within this retainer agreement shall require the Firm to provide any services, *whatsoever*, within the State of New Jersey, including but not limited to, appearing before any court or government body, including but not limited to any planning or zoning commission, the filing of any pleadings or papers, of any type, in New Jersey, or meeting with the Client or any of its representatives, in New Jersey.

#### Litigation Services

If the Client requests that the Firm also provide litigation services, the Client understands and agrees that the Firm would be required to apply for, and obtain, *pro hac vice* admission to any respective federal or state court in the State of New Jersey. The specific litigation services contemplated under this Agreement would consist of legal services to commence or defend federal or state litigation concerning the proposed cell tower and/or wireless facility installations described hereinabove.

More specifically, the Client may elect to request the Firm to provide services to defend the County in a potential lawsuit by Verizon, which Verizon may potentially commence in a United States District Court in New Jersey, to raise claims that one or more zoning denials by the County violated the Telecommunications Act of 1996.

The Client may also elect to request the Firm to represent the County in seeking to vacate, or in the defense of any action relating to, a Consent Judgment and Settlement Agreement which purports to apply to such proposed installations, in a case entitled Cellco Partnership d/b/a Verizon Wireless v. The Borough of Belmar, et al, Civ. No. 3:21-cv-11016-MAS-DEA, brought in the United States District Court for the District of New Jersey and So Ordered on September 8, 2022 by the Honorable Michael A. Shipp, U.S.D.J.

If the Client requests litigation services in either and/or both such matters, all of the Firm's litigation services will end, unless otherwise agreed upon in writing and signed by the

# EXHIBIT A

Client and the Firm, when there is a final agreement, settlement, decision or judgment by the Court within the context of such matter or matters.

Not included within the scope of the Firm's representation is the commencement and/or pursuit of any litigation or appeals of any type. Litigation and appeals are subject to separate discussion and negotiation between the Client and the Firm. Also not included in the scope of this Agreement are services the Client may request of us in connection with any other matter, action, or proceeding.

### FEES, EXPENSES, AND BILLING PRACTICE

#### Fees for Drafting Services

In consideration for the drafting services to be provided by the Firm, the Clients, by their authorized representative who executes this Agreement hereinbelow, hereby agree to pay the Firm a flat fee of eight thousand five hundred (\$8,500) dollars to draft such Code provisions.

The fee set forth hereinabove shall become due and payable to the Firm upon the Firm providing a complete initial draft of a new zoning provision to the County.

In addition to providing such drafting services, the Firm shall provide up to three (3) hours of free consulting services to answer any questions County representatives may possess regarding the new code provisions that the Firm drafts for the County and how any relevant County Commission, Boards, or Department should apply it.

If the County desires more than three (3) hours of additional consulting services, the Firm shall provide additional consulting services at the billable rate of \$350.00 per hour.

#### Fees for Litigation Services

In consideration for the litigation services to be rendered by the Firm, the Client hereby agrees to pay the Firm hourly time charges at the following rates:

\$ 350 per hour for the services of the Firm's principal Andrew J. Campanelli;  
\$ 350 per hour for the services of the Firm's Associate Attorneys;  
\$ 100 per hour for the services of legal support staff, such as paralegals, legal research interns, and other support personnel who provide services that are reasonably necessary but which are being performed by support personnel, as opposed to an attorney, to reduce the costs being incurred by the Client.

# EXHIBIT A

The Client agrees to pay an initial retainer of \$3,500 for such hourly fees and expenses.

The Client is responsible for promptly paying all services and expenses and will receive monthly invoices itemizing the services provided and expenses incurred by the Firm. The invoices are payable within 15 days of receipt. Invoices 30 days past due will bear an interest charge of 1.5 % per month.

If the Client fails to pay any portion of a monthly invoice, the Firm shall have the right, and the Client hereby consents to, the Firm's withdrawal as counsel.

It is understood that it is impossible to predict how long a case will take, how much it will cost, or the resulting outcome. The Firm does not make and has not made any guarantees to the Client about the length or expense of the Client's case or the outcome.

#### CONFLICT OF INTEREST WAIVER

It is understood by the Client that the Firm represents Sepandar Kamvar and other residents in their opposition to the cell towers proposed to be installed in the County right(s)-of-way along Ocean Avenue in Belmar, New Jersey, in particular with respect to those seven (7) cell towers proposed to be installed by Verizon at or across from 205 Ocean Avenue through 1501 Ocean Avenue. In connection with said opposition, the Firm prepared a Brief to be submitted, by the residents, to Verizon's attorney as well as the County.

The Client waives any conflict of interest which may arise as the result of the representation of Sepandar Kamvar and other residents, and the representation of the County of Monmouth.

#### ARBITRATION

The representative of the Client understands that the County, as the Client, shall have the right to arbitration of any fee dispute which may arise under this, pursuant to Part 137 of the Rules of the Chief Administrator of the New York State Courts, a copy of which will be provided to the Client upon request.

Agreed to **this**\_\_ day of August 2023

Campanelli & Associates, P.C.

County of Monmouth, New Jersey

By: \_\_\_\_\_

By: \_\_\_\_\_

Andrew J. Campanelli  
1757 Merrick Avenue, Suite 204  
Merrick, NY 11566  
(516) 746-1600

# EXHIBIT A



**Andrew James Campanelli**

General Court Admissions

**Federal Courts**

United States Supreme Court

**United States Circuit Courts**

United States Court of Appeals for the First Circuit  
United States Court of Appeals for the Second Circuit  
United States Court of Appeals for the Fifth Circuit  
United States Court of Appeals for the Sixth Circuit  
United States Court of Appeals for the Seventh Circuit  
United States Court of Appeals for the Eighth Circuit  
United States Court of Appeals for the Ninth Circuit  
United States Court of Appeals for the Federal Circuit

**United States District Courts**

United States District Court, Eastern District of Arkansas  
United States District Court, Western District of Arkansas

United States District Court, Northern District of Illinois  
United States District Court, Central District of Illinois  
United States District Court, Southern District of Illinois

United States District Court, District of Nebraska

United States District Court, Northern District of New York  
United States District Court, Southern District of New York  
United States District Court, Eastern District of New York  
United States District Court, Western District of New York

United States District Court, District of North Dakota

United States District Court, Eastern District of New Jersey

**State Courts**

New York  
Connecticut (Retired)

**EXHIBIT A**

ORDINANCE NO. 07-2023

AN ORDINANCE OF THE BOROUGH OF SEA BRIGHT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF SEA BRIGHT TO ADD CHAPTER 17S "SMALL CELL WIRELESS FACILITIES" AND ESTABLISHING PROCEDURES AND STANDARDS REGARDING DEPLOYMENT OF SMALL WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY IN THE BOROUGH OF SEA BRIGHT

**WHEREAS**, the wireless telecommunications industry has expressed interest in submitting applications to utilize space in public rights-of-way within THE BOROUGH OF SEA BRIGHT ("Sea Bright" or the "Borough") for the installation of small cell wireless telecommunications facilities (hereinafter "Small Wireless Facilities") in connection with the industry's efforts to expand and/or upgrade existing 4G services and as part of the construction of a nation-wide 5G network; and

**WHEREAS**, the BOROUGH OF SEA BRIGHT encourages wireless infrastructure investment and wishes to provide a fair and predictable process for the deployment of Small Wireless Facilities while preserving the Borough's ability to manage public rights-of-way in the overall interests of the public health, safety and welfare; end

**WHEREAS**, the BOROUGH recognizes that as usage of wireless technologies continues to rapidly increase, Small Wireless Facilities will be critical to delivering wireless access to advanced technologies, broadband services and 911 services to residences, businesses, schools and individuals within the Borough; and

**WHEREAS**, the BOROUGH recognizes that Small Wireless Facilities often are most effectively deployed in public rights-of-way; and

**WHEREAS**, multiple installations of Small Wireless Facilities within the public right-of-way can impact property values, create traffic and pedestrian safety hazards, impact shade trees where proximity conflicts may require trimming of branches or require removal of roots and create visual and aesthetic blights all of which can negatively impact the quality and character of life within the Borough; and

**WHEREAS**, the BOROUGH wishes to preserve the aesthetics of the community by encouraging the location of SG equipment on existing or previously approved infrastructure; and

**WHEREAS**, a September 2018 Ruling and Order of the Federal Communications Commission ("FCC") provides that all local jurisdictions must comply with various restrictions on the exercise of local aesthetic, zoning, public works and fees when dealing with Small Wireless Facility installation siting applications by the effective date of the Order which was January 14, 2019. The FCC Order further provided that all local agencies should be capable of fully implementing its provisions within 180 days of its adoption which was on September 26, 2018. The Order also includes modifications to "shot clocks" which require local governments to approve or deny applications within certain expedited periods of time; and

**WHEREAS**, the BOROUGH needs to amend its ordinances to address the legal and practical issues that arise in connection with multiple Small Wireless Facility installations deployed in the public rights-of-way; and

**EXHIBIT B**

WHEREAS, in light of the foregoing, this governing body is of the opinion that the adoption of this Ordinance and its immediate implementation are in the best interest of the BOROUGH and the health, safety and welfare of its residents and visitors.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the BOROUGH OF SEA BRIGHT, County of Monmouth, State of New Jersey, as follows:

SECTION ONE. The Code of the Borough of Sea Bright, Part II, "General Legislation", be and as hereby amended and supplemented to add Chapter 175 "Small Cell Wireless Facilities," to read in full as follows:

175-1. Definitions.

- A. All definitions of words, terms and phrases that are set forth in the Communications Act of 1934, P.L. 73-416, as amended by various statutory enactments including, but not limited to, the Telecommunications Act of 1996 P.L. 104-104, are incorporated herein and are made apart hereof.
- B. All definitions of the **words**, terms and phrases that are set forth in the portion of the Middle-Class Tax Relief and Job Creation Act of 2012, P.L. 112-96, as codified in 47 U.S.C. § 455, are incorporated herein and are made apart hereof.
- C. All definitions of words, terms and phrases that are set forth in the New Jersey Municipal Land Use Law, N.J.S.A. 40:550-1, *et. seq.*, are incorporated herein and are made apart hereof.
- D. All of the definitions of words, terms and phrases that are set forth in the Code of Federal Regulations at 47 C.F.R. § 1.6002, as amended, are incorporated herein and are made a part hereof.
- E. In addition to the foregoing, the following words, terms and phrases shall have the meanings indicated unless an alternate meaning clearly is discernable from the context in which the word, term or **phrase is used**:

***Personal Wireless Service***

"Personal Wireless Services," as defined in 47 U.S.C. § 332(c)(7)(C), as supplemented and/or as amended to mean commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.

***Public Right-of-Way***

The surface, the airspace above the surface and the area below the surface of any street, road, highway, lane, alley, boulevard or drive, including the sidewalk, shoulder and area for utilities owned by the Borough of Sea Bright within an easement to the public or other easement owned by the Borough of Sea Bright

***Replacement Pole***

A pole which replaces an Existing Pole shall be considered a new pole. A New Pole shall be a concealment pole.

***Small Wireless Facility***

"Small Wireless Facility," as defined in the Code of Federal Regulations at

**EXHIBIT B**

47 C.F.R § 1.6002(1), as supplemented and/or as amended.

***Concealment-Pole***

A decorative concealment pole that conceals, three Small Wireless Facility installation(s) and may include other features such as street lighting, 911 call service access, public access Wi-Fi and surveillance cameras. The pole should be of an inherently rust-resistant material (**i.e.** aluminum alloys or stainless steel). A Concealment Pole must allow for multiple occupants and allow space for municipal use for other services and/or equipment. Concealment Poles shall be built with the capability to house three carriers within the base of the pole. Concealment Poles should be a maximum of 55 feet. Concealment Poles shall neither have external latches, external hinges, external cabling, nor external antennas. All 50 equipment shall be housed internally within the pole. Use of wooden poles is not ted.

- F. In the event that a term, word or phrase is not defined in any of the aforementioned statutes and is not otherwise defined herein then that term, word or phrase shall have its common, ordinary meaning.

**175-2. Small Wireless Facility Siting Required; Consent to Use Rights-of- Way Required.**

A. No person shall place a Small Wireless Facility in any right-of-way without first filing a Small Wireless Facility siting application, in the form specified herein and in accordance with the procedures specified herein, with the Borough Clerk and obtaining a siting therefore, except as otherwise may be provided in this ordinance. Upon approval of a siting application, the siting authorizing placement of a Small Wireless Facility in a public right-of-way shall not be issued by the Borough Clerk to any Applicant unless:

1. All siting application fees and escrow fees, as established herein, have been paid; and
2. All other governmental s or other governmental approvals that are required for the deployment(s) proposed by the Applicant's siting application under Chapter 382, Article V, Street Openings, of the Code of the Borough of Sea Bright, and by any other applicable federal, state or municipal law have been issued by the appropriate issuing authority therefore to the Applicant and the Applicant has supplied copies of such other s or approvals to the Borough Clerk for inclusion with the Applicant's application documents; and
3. The Applicant has entered into a "Right-of-Way Use Agreement," the approved form of which is set forth in Appendix "A" to this ordinance, with the Borough. The approved form of "Right-of-Way Use Agreement" may from time-to-time be revised, supplemented or otherwise amended or replaced. All such revisions, supplements, amendments or replacements shall be approved by Resolution of the Borough Council. The Borough Clerk shall maintain on file the currently approved Right-of-Way Use Agreement version and shall provide a copy to all siting applicants. Minor deviations to the terms and

**EXHIBIT B**

conditions that are set forth in the approved form of Right-of-Way Use Agreement may be approved by Borough Council at the time that it grants consent to use a right-of-way to a siting Applicant.

- B. No siting authorizing placement of a Small Wireless Facility in a public right-of-way shall be issued to any Applicant unless Borough Council, in the manner prescribed by applicable laws of the State of New Jersey, has granted to the siting Applicant its consent to use public rights-of-way within the Borough. No siting of a Small Wireless Facility shall be issued within five hundred (500) feet of another Small Wireless Facility unless it can be established by clear and convincing evidence that co-location on an existing or previously approved Small Wireless Facility is not feasible. Any claims of carriers of technical incompatibility or inability to collocate need to be proven by the carrier, not disproven by the municipality. Responsibility for judging proof of said claims lies solely with the municipality and/or its chosen representative(s).

**175-3. Installation of New Structures; Installation on Existing Structures.**

- A. No application for a Small Wireless Facility siting shall be approved if the application proposes the deployment of a Small Wireless Facility upon an existing structure in a right-of-way unless the structure is one of the types of Concealment Poles that are set forth in Section One: Definitions to this ordinance and such Concealment Pole specifically is designed to accommodate the reasonable and customary equipment necessary for a Small Wireless Facility installation which will accommodate at least three carriers per Small Wireless Facility deployment.
- B. No Small Wireless Facility shall be installed upon any new structure within any right-of-way unless the new structure is one of the pre-approved types of Concealment Poles that are identified in Section One: Definitions to this ordinance. A replacement pole is a new structure and must be a metal concealment pole capable of housing three carriers within the internal housing unit.

No application for a Small Wireless Facility siting shall be approved if the application proposes the deployment of a Small Wireless Facility in an area other than those specific locations set forth within the Borough's Wireless Siting Plan, which can be found on file with the Office of the Borough Clerk. All Small Wireless Facilities must be placed within a 50 ft. radius of those specific locations set forth on the Borough's Wireless Siting Plan unless a waiver is granted pursuant to Section 175-50. No more than one (1) Concealment Pole shall be located per intersection or block if the Siting Plan calls for the deployment of a Small Wireless Facility at any location other than an intersection, unless otherwise specified within the Wireless Siting Plan or a waiver is granted pursuant to Section 175-SG. No Concealment Poles shall be located within 500 ft. of another unless a waiver is granted pursuant to Section 175-SG.

**175-4. Siting Application Process.**

- A. Application Filing. An application for a siting to place one or more

**EXHIBIT B**

Small Wireless Facility within a right-of-way shall be made on forms which shall be available from the Office of the Borough Clerk. The application, along with the required application fee and the required escrow fee, shall be filed with the Borough Clerk. Immediately upon receipt of an application, the Borough Clerk shall provide copies of the application and all supporting documents that were submitted by the Applicant with the application, to the Borough Engineer, the Construction Official, and the Borough Attorneys.

B. Application Form. The Small Wireless Facility siting application shall be made by a provider of personal wireless services, or its duly authorized representative as noted in a notarized statement from the provider of personal wireless services on whose behalf the representative is acting, and shall contain the following:

1. The Applicant's name, address, telephone number and e-mail address.
2. The names, addresses, telephone numbers, and e-mail addresses of all consultants, if any, acting on behalf of the Applicant with respect to the filing of the Application.
3. A description of the proposed Small Wireless Facility, existing structure and new structure work to be performed. The scope and detail of such description shall be appropriate to the nature and character of the work to be performed, with particular emphasis on those matters, including, but not limited to, subservice utilities likely to be affected or impacted by the work proposed along with a description of such other governmental s or approvals as may be required by applicable law with respect to the proposed installation(s) and a description of such other s or approvals for which the Applicant has applied.
4. Authorization for any consultant acting on behalf of the Applicant to speak with the Borough, or a designee of the Borough, for the Applicant even if the Applicant cannot be available.
5. Verification from an appropriate professional that the Small Wireless Facility shall comply with all applicable federal, state and local laws, administrative regulations and codes.
6. The Applicant shall certify that they shall market the availability of approved facilities to all major wireless carriers in the marketplace. The Applicant shall further certify that they will encourage, manage and coordinate the location and placement of any interested carrier's equipment on their structure.
7. The Applicant shall certify that the poles are built to allow three (3) carriers to utilize the same pole. The Applicant shall certify that the poles will not be taller than 55 feet. The Applicant shall also verify that the proposed pole being built can accommodate three total carrier without having to be replaced.

# EXHIBIT B

8. The Applicant shall certify that if the pole location is found to be in a high traffic and/or sensitive area as determined by the ~~Borough~~, the Applicant will place a pole in another location.
9. The Applicant shall certify that it will take down and remove from any pole or other structure any equipment or wires that are deactivated and no longer working.
10. The Applicant shall certify that the location of all poles will be no closer than five-hundred (500) feet apart. Should a carrier successfully scientifically demonstrate that acceptable coverage cannot be achieved with 500 feet spacing, such carrier may make an application for a waiver.
11. The Applicant shall certify the location and number of internal housing units needed for their poles in the Borough of Sea Bright. All poles shall have the capability to house three (3) carriers within one pole at the time of installation.
12. The Applicant shall procure any and all necessary State and/or local s required for placement of poles in the Borough of Sea Bright.
13. An Applicant seeking to deploy a network of Small Wireless Facilities, all of which are to be located in rights-of-way, may file a batched application for up to twenty-five (25) Small Wireless Facilities and receive a single siting for multiple Small Wireless Facilities.
14. A certification that the Applicant shall remove the Small Wireless Facility, including any equipment or wires, when it is no longer in use.

**175-5. Procedure on Application; No Exclusive Rights.**

- A. The Borough shall review the application for a Small Wireless Facility siting in light of its conformity with the provisions of this Ordinance, and shall approve a siting on nondiscriminatory terms and conditions subject to the following requirements:
  1. Within thirty (30) days of receiving an Application, the Borough Clerk shall determine and notify the Applicant:
    - a. Whether the Application is complete;
    - b. If the Application is incomplete, what specific information is missing; and

**EXHIBIT B**

- c. Whether the deployment of the Small Wireless Facilities as proposed requires the Applicant to apply for other s, such as a street opening or construction , for which the Applicant has not yet applied. No Small Wireless Facility siting application shall be deemed complete until the Applicant has applied for all other s and approvals required by all other laws and regulations that are applicable to the Applicant's proposed Small Wireless Facility deployment.
- B. The Borough shall make its final decision to approve or deny the Application within the following timeframes:
  - a. Sixty (60) days from the submission of a complete application to install a Small Wireless Facility upon one or more existing structures.
  - b. Ninety (90) days from the submission of a complete application to install a Small Wireless Facility upon one or more new structures.
  - c. Ninety (90) days from the submission of a complete batched application to install Small Wireless Facilities upon both existing and new structures.

The timeframes described above by which an application shall be either approved or denied may be extended by mutual consent of the Applicant and Borough. Such consent shall be set forth on a form for such purposes which shall be available from the Office of the Borough Clerk. Such consent on behalf of the Borough shall be exercised by the Mayor in his/her reasonable discretion.

- C. The Borough Clerk shall notify the Applicant in writing of the final decision, and if the Application is denied it shall specify the basis for denial and Cite such specific provisions, as to why the Application was denied.
- D. Notwithstanding an initial denial, the Applicant may cure any deficiencies identified by the Borough within thirty (30) days of the denial without paying an additional application fee, provided the Borough Clerk shall approve or deny the revised application within thirty (30) days of receipt of the amended application. Any denial shall be limited to the deficiencies specified in the original notice of denial.
- E. If the Borough fails to act upon an application within the timeframes prescribed by this section, the Applicant may provide written notice to the Borough that the application review and decision period has lapsed. Upon receipt of such notice, Borough Council, by resolution adopted no later than its second regularly scheduled public meeting next following receipt of the notice, shall either deny the application or direct that the siting shall be approved and issued. Nothing in this paragraph is intended in any way to impact any other right or remedy that may be available to the Applicant under applicable federal or state law if the Borough fails to act upon an application within the timeframes prescribed by this section.

# EXHIBIT B



- F. A siting from the Borough authorizes an Applicant to undertake only certain activities in accordance with this ordinance. No approval or consent granted, or siting issued, pursuant to this ordinance shall confer any exclusive right, privilege, license or franchise to occupy or use any public right-of-way within the Borough of Sea Bright for the delivery of telecommunications services or for any other purpose.
- G. Waiver: The Borough Engineer may waive any siting standard set forth in this Chapter if the carrier can scientifically demonstrate strict enforcement will prohibit or have the effect of prohibiting any interstate or intrastate telecommunications service or personal wireless service. Claims of technical incompatibility or inability to collocate need to be proven by the carrier, not disproven by the Borough. Responsibility for judging proof of said claims lies solely with the municipality and/or its chosen representative(s).

**175-6. Duration.**

No siting issued under this ordinance shall be valid for a period longer than twelve (12) months unless construction has actually begun and continuously and diligently is pursued to completion. Upon written request from the Applicant, the Mayor, upon consultation with the Construction Official, may extend the siting for a period of up to twelve (12) months so long as construction has begun at the time that the Applicant's request for an extension is made.

**175-7. Routine Maintenance and Replacement.**

A Small Wireless Facility siting shall not be required for:

- A. Routine maintenance of a Small Wireless Facility.
- B. The replacement of a Small Wireless Facility with another Small Wireless Facility that is substantially similar or smaller in size, weight and height to the Small Wireless Facility that is being replaced.
- C. Provided, however, that on a location where the Borough and/or another provider has placed equipment or facilities, any routine maintenance or replacement that is done shall not occur until written authorization from the Borough and/or the other provider, as the case may be, to proceed is provided to the Borough, which authorization to proceed shall not unreasonably be withheld by the Borough and/or the other provider.
- D. Provided further that if the replacement of a Small Wireless Facility with another Small Wireless Facility includes replacement of the structure to which the Small Wireless Facility is attached then an application for a siting shall be required.

**175-8. Application Fees.**

- A. All applications for approval and issuance of a Small Wireless Facility siting pursuant to this ordinance shall be accompanied by a fee as follows:

**EXHIBIT B**

1. For applications that do not include the installation of any new structures within a right-of-way the application fee shall be \$500.00 for up to five (5) Small Wireless Facilities with an additional \$100.00 for each Small Wireless Facility beyond five (5).
2. For applications that include the installation of a new structure within a right-of-way the application fee shall be \$1000.00 for up to five (5) Small Wireless Facilities with an additional \$100.00 for each Small Wireless Facility beyond five (5).

**175-9. Escrow Fee for Third-Party Professionals and Consultants.**

- A. In addition to the application fee, all applications for approval and issuance of a Small Wireless Facility siting shall be accompanied by an escrow fee as follows:
  1. For applications whose proposed Small Wireless Facility deployment(s) will not require a street opening pursuant to Chapter 182, of the Code of the Borough of Sea Bright: \$5,000.00.
  2. For applications whose proposed Small Wireless Facility deployment(s) will require a street opening pursuant to Chapter 182 of the Code of the Borough: \$7,500.00.
- B. The escrow account deposits are required to pay for the costs of professional services, including engineering, planning, legal and other third-party professional consulting expenses connected with the review of submitted materials, including any traffic engineering review or other special analyses related to the Borough's review of the materials submitted by the Applicant and the preparation of any reports or any necessary legal agreement regarding rights-of-way use. An Applicant is required to reimburse the Borough for all fees, costs and expenses of third-party professionals and consultants incurred and paid by the Borough for the review process of a Small Wireless Facility siting application, such as, but not limited to:
  1. Professional fees for reviews by third-party professionals or consultants of applications, plans and accompanying documents;
  2. Issuance of reports or analyses by third-party professionals or consultants to the Borough setting forth recommendations resulting from the review of any documents submitted by the Applicant;
  3. Charges for any telephone conference(s) or meeting(s), including travel expenses, requested or initiated by the Applicant, the Applicant's attorney or any of the Applicant's experts or representatives;
  4. Review of additional documents submitted by the Applicant and issuance of reports or analyses relating thereto;

**EXHIBIT B**

5. Review or preparation of right-of-way use agreements, easements, deeds, right-of-way municipal consent ordinances or resolutions and any and all other like or similar documents; and
  6. Preparation for and attendance at all meetings by third-party professionals or consultants serving the Borough, such as the Borough Attorney, Borough Engineer and Borough Planner or other experts as required.
- C. The escrow account deposits shall be placed in a separate account by the Borough's Chief Financial Officer at the request of the Borough Clerk and an accounting shall be kept of each Applicant's deposit. Thereafter:
1. All third-party professional or consultant fees, costs, expenses and charges shall be paid from the escrow account and charged to the applicant;
  2. Upon either final denial of a Small Wireless Facility siting application or upon issuance of a Small Wireless Facility siting , any moneys not expended for third-party professional or consulting services shall be returned to the Applicant within 90 days upon written request by the Applicant and as authorized by the Borough Council;
  3. If at any time during the application review process 75% of the money originally posted shall have been expended, the Applicant shall be required to replenish the escrow deposit to 100% of the amount originally deposited by the Applicant;
  4. No Small Wireless Facility siting application shall be considered complete until such time as the required escrow fee has been posted to guarantee payment of third-party professional or consultant fees, costs, expenses and charges;
  5. All payments charged to the escrow deposit shall be pursuant to vouchers from the third-party professionals or consultants stating the hours spent, the hourly rate and the fees, costs, expenses and charges incurred;
  6. Third-party professionals and consultants submitting charges pursuant to this section shall be ted to charge for such services at the same rates as they would charge their private clients for like or similar work provided that:
    - a. Professional fees are billed at rates that do not exceed such professional fees as are customarily charged by other like professionals and consultants performing similar work within Monmouth County; and
    - b. Out-of-pocket costs, expenses and charges are billed on a dollar-for-dollar basis with no mark-up being permitted;

# EXHIBIT B

7. The Borough shall render a written final accounting to the Applicant on the uses to which the escrow deposit was put. The written final accounting shall include copies of all vouchers that were submitted by third-party professionals and consultants and paid by the Borough.

175-10. Municipal Access to New Structures.

An Applicant whose siting permit includes the installation of any new Concealment Pole structure of any of the types that are defined in in Section One: Definitions to this ordinance shall provide the Borough with access to any of the technological features that are a component the new Smart Pole structure such as, for example, public access Wi-Fi, 911 call service or security cameras, before the Applicant offers such access to any other person or entity. Should the Borough decide to utilize any such technological features then the Borough, on an annual basis, shall reimburse the Applicant or the subsequent owner of the structure, the costs, on a dollar-for-dollar basis, of providing the Borough with such access. Such costs shall be limited to the costs of providing electricity to the components used by the Borough and the costs of any repairs required to be made to the components used by the Borough., unless the repair costs are necessitated by the acts of the Applicant or subsequent owner of the structure, without regard to whether such acts are negligent oi; intentional.

**SECTION TWO.** All Ordinances or parts of Ordinances inconsistent with this Ordinance, to the extent of such inconsistencies only, be and the same hereby are repealed.

**SECTION THREE.** Should any section, paragraph, clause or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

**SECTION FOUR.** This Ordinance shall take effective immediately upon final passage and publication as provided by law.

**I HEREBY CERTIFY** this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on June 20, 2023 and will be further considered after a Public Hearing held on July 18,2023.

<b>INTRODUCED:</b>	June 20, 2023
<b>PUBLIC HEARING:</b>	July 18, 2023
<b>ADOPTED:</b>	July 18, 2023

Witness

BOROUGH OF SEA BRIGHT

  
CHRISTINE PFEIFFER, CLERK

  
BRIAN KELLY, MAYOR

**EXHIBIT B**

**APPENDIX A**  
**(Form of Approved Small Wireless Facility Right-of-Way Agreement)**

**SMALL WIRELESS FACILITY RIGHT-OF-WAY USE AGREEMENT**

This Right-of-Way Use Agreement ("Agreement") is made and entered into on \_\_\_\_\_, 2023 by and between the Borough ("Borough") a New Jersey Municipality, having its municipal offices at 1099 E Ocean Ave, Sea Bright, New Jersey 07760 and Applicant ( ) ("Licensee"), having a mailing address at ( ) .

Throughout this Agreement Borough and Licensee each may be referred to as a "Party" and collectively may be referred to as the "Parties."

**WITNESSETH**

**WHEREAS**, the Borough of Sea Bright is a municipality duly formed, organized and existing in accordance with the laws of the State of New Jersey; and

**WHEREAS**, the Borough of Sea Bright possesses and exercises control over various permanent rights-of-way that are, or are planned to be, utilized for streets, roads and highways and those rights-of-way are depicted on the current Borough Tax Map and/or other maps and documents of public record; and

**WHEREAS**, N.J.S.A. 48:17-8 provides that any telegraph or telephone company organized under the laws of any state, or of the United States, may erect, construct and maintain the necessary poles, wires, conduits and other fixtures for its lines, in, upon, along, over and under any public street, road or highway, upon first obtaining the consent in writing of the owner of the soil to the erection of such poles and such consent previously has been provided to such companies for the erection of such poles; and

**WHEREAS**, various public utilities that are subject to the jurisdiction of the New Jersey Board of Public Utilities such as, by way of example and not by way of limitation, Jersey Central Power and Light have erected and maintain utility poles within the public rights-of-way in the Borough for use in connection with supplying and distributing electricity, telephone services, cable television, telecommunication services and/or other utilities pursuant to consent previously granted by the Borough; and

**WHEREAS**, Licensee does not presently have the right to maintain utility poles in any municipal right-of-way within the Borough or to otherwise use or occupy any municipal right-of-way within the Borough for any of its Small Wireless Facilities, as hereinafter defined; and

**WHEREAS**, in accordance with the provisions of N.J.S.A. 48:3-11, et. seq., Licensee has petitioned the Borough for its consent to locate, place, attach, install, operate, control, maintain, upgrade and enhance its Small Wireless Facilities in municipal rights-of-way as well as on utility

# EXHIBIT B

poles and/or other facilities that are owned by third parties which already are located in municipal rights-of-way pursuant to municipally granted franchises or otherwise; and

**WHEREAS**, N.J.S.A. 48:3-18 provides that any person may enter into a written agreement with any other person owning utility poles erected under municipal consent in any street, highway or other public place for use by the former person and N.J.S.A. 48:3-19 requires that the former person obtain the consent of the municipality for use by the former person of the poles of another if the former person does not have the lawful right to maintain poles in such street, highway or public place; and

**WHEREAS**, as to those utility poles or structures that are owned by third parties and which are located in municipal rights-of-way pursuant to municipally granted franchises or otherwise, Licensee has provided the Borough with evidence, consisting of written agreements, that it has obtained consent from those third parties to use the utility poles or structures that are owned by those third parties; and

**WHEREAS**, N.J.S.A. 48:3-15 provides that, upon satisfaction of the procedures that are set forth in N.J.S.A. 48:3-11 through N.J.S.A. 48:3-14, consent for use of any street, avenue, park, parkway, highway or other public place may be granted by ordinance and not otherwise; and

**WHEREAS**, the Borough Council adopted Ordinance No. \_\_\_\_\_ -2023 which authorizes the making and execution of this Agreement.

**NOW, THEREFORE**, for and in consideration of the covenants and obligations contained herein and for other good and valuable consideration, the receipt and sufficiency of which hereby is acknowledged, the Parties hereby agree as follows:

1. Incorporation of Preamble. All of the statements of the Preamble are repeated and are incorporated herein and are made apart hereof by this reference thereto as if set forth at length.
2. Definitions. All definitions of words, terms and phrases that are set forth in the Communications Act of 1934, P.L. 73-416, as amended by various statutory enactments including, but not limited to, the Telecommunications Act of 1996 P.L. 104-104, are incorporated herein and are made apart hereof.

All definitions of the words, terms and phrases that are set forth in the portion of the Middle-Class Tax Relief and Job Creation Act of 2012, P.L. 112-96, as codified in 47 USC§ 455, e incorporated herein and are made a part hereof.

All definitions of words, terms and phrases that are set forth in the New Jersey Municipal Land Use Law, N.J.S.A. 40:550-1, *et. seq.*, are incorporated herein and are made apart hereof.

In the event that a term, word or phrase is not defined in any of the aforementioned statutes and is not otherwise defined by this Agreement then that term, word or phrase shall have its common, ordinary meaning.

EXHIBIT <sup>A B</sup> B

"County" means the County of Monmouth in the State of New Jersey.

"Borough" means the Borough of Sea Bright in the County of Monmouth.

"Licensee" means \_\_\_\_\_ (NAME OF LICENSEE).

"Pole" means a Concealment/Smart pole erected as a new pole, or, a replacement pole in the same location as an already existing pole as defined herein.

"Public Right-of-Way" means the surface, the airspace above the surface and the area below the surface of any street, road, highway, lane, alley, boulevard or drive, including the sidewalk, shoulder and area for utilities owned by the Borough of Sea Bright within an easement to the public or other easement owned by the Borough.

3. Grant of Consent. In accordance with the provisions of N.J.S.A. 48:3-19, *et. seq.*, and Borough Ordinance No. \_\_\_\_\_ -2023, and subject to obtaining the permission of the owner(s) of the affected Utility Poles, the Borough hereby grants approval and consent to Licensee, its consultants, agents and contractors, to enter upon Public Rights-of-Way within the confines of the Municipality for the purpose of owning, constructing, attaching, operating, maintaining, removing, reattaching, reinstalling, relocating and replacing its Small Wireless Facilities that more particularly are depicted and are described. in Section One: Definitions, made a part hereof, upon the Utility Poles that are particularly identified in Section One: Definitions all of which Utility Poles are located in Public Rights-of-Ways and all of which Utility Poles are owned by third parties. Licensee represents that it has obtained. consent from the owners of the Utility Poles to utilize those Utility Poles for the aforementioned purposes. Upon request, Licensee shall furnish the Borough with evidence of its Utility Pole attachment agreement(s) made pursuant to N.J.S.A. 48:3-18 and/or N.I.S.A. 14:18-2.9, *et. seq.* Further, the Borough hereby grants approval and consent to Licensee, its consultants, agents and contractors, to enter upon Public Rights-of-Way within the confines of the Municipality for the purpose of constructing and owning, such new utility poles or new structures for the purposes attaching, operating, maintaining, removing, reattaching, reinstalling, relocating and replacing its Small Wireless Facilities that more particularly are depicted and are described in Section One: Definitions, made a part hereof. Nothing in this Agreement shall be construed as authorizing Licensee to own, construct, attach, operate, maintain, remove, reattach, reinstall, relocate and/or replace any Small Wireless Facility, Utility Pole or any other structure unless the Licensee first has obtained all s and other approvals therefore, as required by all applicable laws and regulations. Nothing in this Agreement shall be construed as granting Licensee consent to utilize any rights-of-way over which the Borough lacks authority to grant consent such as any right-of-way over which the County or the State of New Jersey have exclusive authority.

All poles will be no closer than five hundred (500) feet apart. In the event that the Licensee wishes to place poles closer than 500 feet, the Licensee shall why the Licensee's system could not function at five hundred 500 feet apart and why the Licensee needs the poles closer subject to review and approval by the Borough of Sea Bright pursuant to Section 175-SG.

EXHIBIT B



4. Term. The term of this Agreement shall be ten (10) years, commencing on \_\_\_\_\_, 2023 unless sooner terminated by either Party in accordance with the provisions of this Agreement. The term of this Agreement automatically shall be renewed for five (5) successive terms of five (5) years each on the same terms and conditions as are set forth herein, unless Licensee notifies the Borough of its intention not to renew not less than sixty (60) days prior to the end of the Term then in effect.

5. Non-Exclusive License. This Agreement is a non-exclusive license. It shall not be recorded. Any and all rights granted to Licensee under this Agreement shall be exercised at Licensee's sole cost and expense, shall be subject to the prior and continuing right of the Borough to use any and all parts of its Public Rights-of-Way exclusively or concurrently with any other person or entity and further shall be subject to all deeds, easements, dedications, conditions, covenants, restrictions, encumbrances and claims of title of record which may affect the Public Rights-of-Way. Nothing in this Agreement shall be deemed to grant, convey, create or vest in Licensee a real property interest in any land, including any fee, leasehold interest or easement.

6. Compliance with Laws; Required s; Utilities; Maintenance.

(a) *Compliance with Laws.* Licensee shall comply with all applicable federal, state and Borough laws, administrative regulations, codes, zoning ordinances, ordinances, standards, specifications and requirements relating to the construction, installation, operation, maintenance and control of Licensee's Small Wireless Facilities, appurtenant equipment, structures and utility poles defined in Section One: Definitions, in the designated locations within the Public Rights-of-Way. Licensee shall not attach, install, maintain or operate any Small Wireless Facility within any Public Right-of-Way without a therefore first having been issued by the Borough. Therefore, in the event that Licensee desires to construct, attach, install, maintain or operate any additional Small Wireless Facilities, Utility Poles or structures within a Public Right-of-Way that is not defined in Section One: Definitions then such construction, attachment, installation, maintenance or operation first shall be approved by a majority vote of the governing body and therefore issued by the Borough prior to the commencement of such construction, attachment, installation, maintenance or operation of the Small Wireless Facilities, Utility Poles or structures.

(b) *Required s.* If the attachment, installation, operation, maintenance or location of any Small Wireless facility by Licensee in any Public Right-of-Way requires any , including any Borough street opening , then Licensee, if required under applicable Borough ordinances, shall apply for the appropriate with the appropriate municipal official and shall pay the required fee therefore.

(c) *Utilities.* Licensee shall pay for all utilities used (and connections to said utilities) in connection with the installation, operation and maintenance of its Small Wireless Facilities. Licensee agrees to take utility access from the nearest possible connection in order to minimize utilization of the Public Rights-of-Way.

(d) *Maintenance.* In the performance and exercise of its rights and obligations under this Agreement, Licensee, at its sole cost and expense, shall maintain its Small Wireless Facilities,

EXHIBIT B

it Utility Poles, its structures and any real property utilized to access any of the foregoing in a safe and satisfactory condition as directed by, and to the satisfaction of, the Borough including, but not limited to, removal of any debris generated by Licensee and replacement of any plants, trees or vegetation damaged or destroyed by Licensee. In the event that any of Licensee's Small Wireless Facilities, and appurtenances thereto, its Utility Poles or its structures causes damage to any Public Right-of-Way or interferes with the performance of any of the Borough's public duties or other uses of the Public Rights-of-Way, Licensee agrees, upon notice from the Borough to promptly commence and complete all necessary repairs to cure any such damage at Licensee's sole cost and expense. If Licensee fails to repair the damage after receiving notice from the Borough or if an emergency necessitates immediate repair of the damage then the Borough, in its sole discretion, may perform the repair work itself in which case Licensee shall reimburse the Borough for the cost of the repair work within thirty (30) days after receiving a statement detailing such costs. The Licensee shall take down and remove from any pole or other structure any equipment or wires that are deactivated and no longer working.

7. Removal and Relocation. Within 30 days following written notice from the Borough, Licensee, at its own expense, shall temporarily or permanently remove, relocate, change or alter the position of any of its Small Wireless Facilities, Utility Poles or structures if the Borough determines that (a) such removal, relocation, change or alteration, is reasonably necessary for the construction, repair, maintenance, or installation of any the Borough improvement in or upon, the Public Right-of-Way; or (b) because the Small Wireless Facilities, Utility Poles or structures are interfering with or adversely affecting proper operation of street lighting, traffic signaling or other poles; or (c) the widening of the Public Right-of-Way necessitates such removal, relocation, change or alteration. In such instance, the Borough shall cooperate with Licensee to find a replacement location for its Small Wireless Facilities that will provide similar radio frequency coverage as is provided by the Small Wireless facilities to be removed or relocated. Once the emergency condition no longer exists Licensee shall apply for any permit for the work that was performed during the emergency that it would have had to secure for said work prior to performing said work in the absence of the emergency.

If a pole location is found to be in a high traffic and/or sensitive area as determined by the Borough, the Licensee will place a pole in another location, or, place the equipment underground.

8. Emergent Conditions. Licensee shall maintain all of its Small Wireless facilities, Utility Poles and structures at Licensee's sole cost and expense. The noncompliance with normally required procedures for securing a required shall be excused when Licensee reasonably determines that an emergency exists. If an emergency creates a hazard on the traveled portion of the Public Right-of-Way, then Licensee shall take immediate steps to provide all necessary protection for traffic on the roadway including the use of signs, lights, barricades or flaggers. Licensee shall, as soon as practical, notify the Borough Engineer, Construction Official, or their designees, and the Borough Police Department of the emergency, informing them as to what steps have been taken for protection of the traveling public and what will be required to make the necessary repairs. On nights and weekends the Licensee shall notify the Borough Police Department of an emergency if the Borough Engineer and Construction Official are unavailable. If the nature of the emergency is such as to interfere with the free movement of traffic, the Borough Police Department shall be notified immediately, prior to any other action being taken. To the

EXHIBIT B

extent that the Borough has actual knowledge of the displacement or damage to any of Licensee's Small Wireless Facilities, Utility Poles or structures, it shall inform Licensee upon learning of the same.

9. Personal Property Owned by Licensee. All Small Wireless Facilities, Utility Poles and structures covered under this Agreement shall be considered personal property and shall remain the property of and shall be under the dominion and control of the Licensee. Such personal property may not be utilized by any third party without the express prior written consent of Licensee, but Licensee, upon the request of the Borough and at no cost to Licensee, shall cooperate with any third party in collocating the third party's equipment upon any Utility Pole or structure upon which Licensee has installed any Small Wireless facility.

10. Insurance and Indemnity.

(a) Licensee shall secure and maintain commercial general liability insurance or self-insurance with limits of \$2,000,000 for injury or death on one or more persons in any one occurrence and in the aggregate and \$2,000,000 for damage or destruction in any one occurrence and in the aggregate insuring Licensee as named insured and listing the Borough as an included insured on the policies. The Borough's included insured status shall (i) be limited to bodily injury, property damage or personal and advertising injury caused, in whole or in part, by Licensee, its employees, agents or independent contractors; (ii) not extend to claims for punitive or exemplary damages arising out of the acts or omissions of the Borough, its employees, agents or independent contractors or where such coverage is prohibited by law or to claims arising out of the gross negligence of the Borough, its employees, agents or independent contractors; and, (iii) not exceed Licensee's indemnification obligation under this Agreement, if any. Notwithstanding the foregoing, Licensee may, in its sole discretion, self-insure any of the required insurance under the same terms as required by this Agreement. In the event Licensee elects to self-insure its obligation under this Agreement to include the Borough as an additional insured, the following conditions apply: (i) the Borough shall promptly and no later than thirty (30) days after notice thereof provide Licensee with written notice of any claim, demand, lawsuit, or the like for which it seeks coverage pursuant to this Section and provide Licensee with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) the Borough shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of Licensee; and (iii) the Borough shall fully cooperate with Licensee in the defense of the claim, demand, lawsuit, or the like. If Licensee elects to self-insure then it or its affiliated parent shall maintain a financial net worth of at least \$100,000,000 and it or its affiliated parent shall provide the Borough with a certificate of self-insurance along with a copy of its or its affiliated parent's latest financial statement (or a link to an internet web site from which the Borough may print a copy of the financial statement) showing a net worth of not less than \$100,000,000 as sufficient evidence to demonstrate its or its affiliated parent's financial ability to self-insure the insurance coverage and limits that are specified in this paragraph 10(a).

(b) Certificates of the insurance required by this paragraph 10, along with the evidence of financial ability to self-insure as described in paragraph (a) above, if applicable, shall be provided to the Borough within ten (10) days following the effective date of this Agreement and prior to obtaining any s required under paragraph 6(b). Thereafter, and so long as this

# EXHIBIT B

Agreement remains executory, Licensee shall provide certificates of insurance or of self-insurance reflecting the requirements of this paragraph to the Borough within ten (10) days following receipt of a written request from the Borough. Production of a certificate of self-insurance always shall be accompanied by the evidence of ability to self-insure that is described in paragraph 10(a) above. Should any policy of insurance on which the Borough is an included insured be cancelled before the expiration date thereof then Notice of the cancellation shall be provided to the Borough in accordance with the policy provisions by Licensee or by its affiliated parent or by the insurer.

(c) Licensee agrees to indemnify and hold harmless the Borough against any claim of liability or loss from personal injury or property damage to the extent directly resulting from or arising out of the negligence or willful misconduct of the Licensee, its employees, contractors or agents, except to the extent such claims or damage may be due to or caused by the negligence or willful misconduct of the Borough, or its employees, contractors or agents. The Borough will provide the Licensee with prompt, written notice of any claim covered by this indemnification and hold harmless provision; provided that any failure of the Borough to provide any such notice, or to provide it promptly, shall not relieve the Licensee from its indemnification and hold harmless obligation in respect of such claim, except to the extent the Licensee can establish actual prejudice and direct damages *as* a result thereof. The Borough shall cooperate with the Licensee in connection with the Licensee's defense of such claim. The Licensee shall defend the Borough at the Borough's request, against any claim with counsel of the Borough's choosing that is reasonably satisfactory to the Licensee.

(d) The legal liability of the Licensee to the Borough and any person for any of the matters that are the subject of the insurance policies required by this paragraph shall not be limited by such insurance policies or by the recovery of any amounts thereunder, however neither the Borough nor the Licensee shall be liable to the other for consequential, incidental, exemplary or punitive damages on account of any activity pursuant to this Agreement.

11. No Waiver of Breach of Remedies. No waiver by a Party of any breach of this Agreement or of any representation hereunder by the other Party shall be deemed to be a waiver of any other breach by the other Party (whether preceding or succeeding and whether or not of the same or similar nature), and no acceptance of performance by a Party after any breach by the other Party shall be deemed to be a waiver of any breach of this Agreement or of any representation hereunder by the other Party whether or not the first Party knows of such breach at the time it accepts such performance. No failure or delay by a Party to exercise any right it may have by reason of the default of the other Party shall operate *as* a waiver of default or modification of this Agreement or shall prevent the exercise of any right by the first Party while the other Party continues to be so in default. Any remedy that either Party may have by reason of a breach of any provision of this Agreement by the other Party at all times shall be preserved and may not be waived.

12. Mediation of Disputes. In the event of any dispute concerning the interpretation of the terms of this Agreement or of the obligations of either Party under this Agreement, the Parties shall attempt in good faith to resolve such dispute via consultation between their designated representatives. If such consultation fails to resolve the dispute, then the Parties agree to submit the dispute to mediation. The mediation shall be initiated by one Party serving the other Party

# EXHIBIT B

with a written demand to mediate. The mediation demand shall include the initiating Party's designation of a mediator. Within fourteen (14) days of receipt of the mediation demand the Party receiving the mediation demand shall either agree to the mediator designated by the other Party or shall provide the other Party with its written designation of a mediator. Thereafter, the designated mediators immediately shall jointly designate a third mediator who shall be either a New Jersey licensed attorney-at-law or a retired judge of the Superior Court of New Jersey. Payment of mediation fees, costs and expenses shall be split evenly amongst the Parties. The mediated resolution of the dispute may include a provision that provides for something other than an even split of the mediation fees, costs and expenses.

13. Severability. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maxim extent ted by law.

14. Governing Law. This Agreement shall be governed, construed and interpreted by, through and under the laws of the State of New Jersey without reference to conflict of law principles, except in such instances when the laws of the United States preempt the laws of the State of New Jersey and all actions, suits and litigation arising under the terms of this Agreement shall be litigated in the Superior Court of New Jersey, Monmouth County, or in the United States District Court for the District of New Jersey, but no such litigation shall be initiated by a Party until there has been compliance with the mediation provisions of this Agreement that are set forth **above**. In the event of litigation arising out of this Agreement, the prevailing party shall not be entitled to recover its costs of suit and attorney's fees from the non-prevailing party unless such recovery is specifically and expressly provided for by a statute of the United States or a statute of the State of New Jersey.

15. Entire Agreement. This Agreement contains the entire understanding between the parties, and such understanding may not be modified or terminated except in writing and signed by all parties to this Agreement

16. Notice. Any notice required or permitted under this Agreement or under state or federal law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested or by a nationally-recognized overnight delivery service. The Borough and Licensee may change the address **required** for service of any notice by providing the other party to this Agreement with a new address for sending and receiving of required notices under this Agreement. No notice required under this Agreement may be served validly by email. All notices to the Borough or Licensee shall be delivered to the following addresses:

Borough of Sea Bright  
Christine Pfeiffer, Borough Clerk  
1099 E Ocean Ave  
Sea Bright, NJ 07760

Licensee: (INSERT NAME AND ADDRESS)  
With a copy to: (INSERT NAME AND ADDRESS)

EXHIBIT B

17. Emergency Contact Information for Licensee. The emergency telephone contact number to reach Licensee 24 hours per day, seven days per week, is: (INSERT PHONE NUMBER). Should that number be disabled or revised for any reason, Licensee shall give the Borough immediate notice of an alternate emergency contact telephone number. Additionally, Licensee may be reached during business hours as follows:

(INSERT ADDITIONAL CONTACT INFORMATION)

18. Assignment. Licensee may sell, assign or transfer this Agreement without the need for any approval or consent of the Borough to Licensee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Licensee's assets in the market defined by the Federal Communications Commission in which the Borough is located by reason of a merger, acquisition or other business reorganization. Except as provided in the previous sentence, Licensee may not assign this Agreement without the prior express written consent of the Borough, which consent shall not be unreasonably withheld, conditioned, or delayed after written notice to the Borough of the request. The terms and conditions herein contained shall be binding upon and inure to the benefit of the ted successors and assigns of the Parties hereto.

19. Miscellaneous.

a. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and all those who succeed to their rights and responsibilities, including their respective successors in interest.

b. The headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement and shall not be deemed to explain, modify, amplify or otherwise alter the substance of this Agreement.

c. The Borough and Licensee each acknowledge that they have had adequate opportunity to review the contents of this Agreement with legal counsel and have executed this Agreement with full and complete understanding of its terms.

d. This Agreement (and all exhibits thereto) is deemed to have been jointly prepared by the Parties hereto, and any uncertainty or ambiguity existing herein, if any, shall not be interpreted against any Party, but shall be interpreted according to the application of the rules of interpretation for arm's-length agreements.

20. Execution. Each Party represents and warrants that it has the full right, power, legal capacity, and authority to enter into and perform its respective obligations under this Agreement. This Agreement may be executed in one or more counterparts, each of which should be deemed an original, but which together shall constitute one and the same instrument.

*[Signature Page to Follow]*

EXHIBIT B

IN WITNESS WHEREOF, and in order to bind themselves to the terms and conditions of this Agreement, the Parties have caused this Agreement to be executed by their proper corporate officers and their corporate seals have been affixed hereto on the date first set forth above.

ATTEST:

BOROUGH OF SEABRIGHT

\_\_\_\_\_  
CHRISTINE PFEIFFER, CLERK

\_\_\_\_\_  
BRIAN P. KELLY, MAYOR

ATTEST:

(INSERT LICENSEE NAME)

\_\_\_\_\_  
\_\_\_\_\_  
Witness

\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT <sup>A</sup>0 B