



**Background – Lord of Life Cell Tower Proposal – September 2017 ( rev 4 )**

In July 2017, the church received an inquiry from Pyramid Network Services (PNS) of East Syracuse, NY regarding placing a cell phone tower on the church's property. It was stated that the cell tower would be initially used by T-Mobile as T-Mobile is trying to fill a coverage gap between Shawnee High School and Rt 206.

The graphic below shows the proposed location of the cell tower on the church's property.



The red marking shows the placement of the tower while the yellow box illustrates the estimated location of the 40'x60' pad ( tower compound ) that would be required for the project. Stakes have been placed on the church property at the location for those persons interested in touring the location. The project proposes that the first row of trees nearest to the parking lot will be untouched. The Memorial Garden is to be untouched as well. ( Finer detailed drawings can be found at the end of this paper. )

The initial amount of money (rent) that the church would receive from this monthly lease will be \$1,800. The lease would be for 10 years with options to increase the lease to 30 years. The proposal also includes a 2% increase to the church each year.

Power/utilities for the project would run from Winchester Court. PNS has been told that the Memorial Garden cannot be disturbed.

PNS will be responsible for dealing with the Pinelands Commission and Tabernacle Township for all permits.

PNS has told us that they would like a lease-in-hand by October, 2017.

PNS is working in behalf of Eco-Site, LLC, a company from North Carolina.

The question that needs an answer via voting from the congregation is: **Should Lord of Life Lutheran Church enter into a lease agreement with PNS / Eco-Site ?**

## Lord of Life Cell Tower Proposal – September 2017 – Questions/Answers

### 1) **What will the cell tower look like?**

PNS has supplied the following photo to suggest what the cell tower will look like upon completion of construction.



### 2) **Why was the church selected for this cell tower?**

Our church is one of three potential sites within Tabernacle for the cell tower. The church is the closest site to Shawnee High School. Tabernacle is much "friendlier" to cell towers than Medford or Medford Lakes.

### 3) **Who will own the tower?**

The owner of the tower, and all of the materials contained on the tower compound, will be Eco-Site, LLC, a company from North Carolina.

### 4) **How much money will the church receive?**

Once construction begins, the church will receive \$1,800 per month for the duration of the lease. Each year, the amount will increase by 2%.

### 5) **When will the church receive the first check?**

It is expected to take up to one year for all of the proper permits to be put into place before construction will begin for the cell tower. Once both parties agree on lease-terms, the church will receive \$1,000 as 'good faith' money. This is above and beyond any lease payments. The first monthly check will be sent to the church upon ground breaking of the tower compound.

6) **The church property is currently tax-exempt from property taxes. Could the land used by the cell tower become taxable from the point of view of Tabernacle Township?**

Yes. While talking with the Tabernacle Tax Assessor it was disclosed that there would be no tax ramifications to Lord of Life Lutheran Church. However, the township will set up the tenant with their own tax account and the township will bill the tenant separately from the church based on the value of the cell tower and equipment. The tax will start when the tenant gets their CA for the tower compound, which is when all the equipment is operational and ready for use. The CA is like a certificate of occupancy (CO) on a house. The end result is no additional expenses for the church.

7) **How long is the lease?**

The initial lease term is 10 years. The lease contains four 5 year options. This makes the maximum length of the lease 30 years.

8) **Which cell phone providers will use the cell tower?**

The initial user of the tower is expected to be T-Mobile. The tower owner can add/subtract companies to/from the physical tower as needed.

9) **What happens to the tower when the lease is terminated?**

The lease provides that the cell tower owner will remove the tower when the lease is terminated. The land used by the tower compound is to be restored to pre-tower conditions as much as possible.

10) **Who will deal with the Pinelands Commission and Tabernacle Township?**

PNS will deal with these government entities. PNS will pay all fees associated with any permits. The burden to the church will be \$0.

11) **Is there any concern about the tower with regard to the children of the Grace Place?**

No. There have been many studies conducted by various parties which reveal no harm to people by cell towers. In fact, many New Jersey jurisdictions demand that school districts get 'first dibs' on cell tower revenue. Here are three references:

<https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/cell-phones-fact-sheet>

<http://www.who.int/features/qa/30/en/>

<https://www.cancer.org/cancer/cancer-causes/radiation-exposure/cellular-phone-towers.html>

12) **What about landscaping around the tower compound?**

Final details are not yet available. It is intended that landscaping will be provided by PNS to make the tower compound blend into the surroundings as much as possible. The drawings at the end of this paper provide a few bits of information.

**13) How tall will the tower be?**

Tabernacle Township rules allow for towers to be 200' high. Anything higher would require a special variance. PNS believes that the tower will be 175' high. This is similar to the height of the electric tower near the back of the church's property.

**14) Are there other locations where this tower could be placed ( other than the church grounds)?**

Yes. PNS has revealed to us that the church is one of three proposed locations for the cell tower. PNS thinks the church is their first choice. If no agreement can be reached with the church, PNS will move on to their other options.

**15) What will the church do with the money received from the cell tower?**

Since we have no firm date as to when the first check will arrive at the church from the cell tower lease, the monies from the lease have not been designated to any fund or cause (as of the time this paper was written). The church council in session at the time any monies are received will determine how those monies will be used.

**16) How will the utilities for the tower compound be acquired?**

Connections for utilities will come from Winchester Court. The utilities will be run underground from the street to the tower compound. The Memorial Garden path is not expected to be disturbed. The drawings at the end of this document provide more details of the plan.

**17) Will the church have to pay for extra insurance because of the cell tower?**

No. The tower owner will have \$2 million of insurance for the tower compound. The church will be named as an additional insured on that policy.

**18) Isn't the tower compound in a location that was supposed to be a parking lot extension?**

In general, yes. The design of the tower compound is such that if a parking lot expansion is needed, the new parking lot could come within a few feet of the compound. However, it is possible that there is the potential that the church could be restricted in future building expansion if the requirement to add parking spaces is limited by having given up this space to the tower.

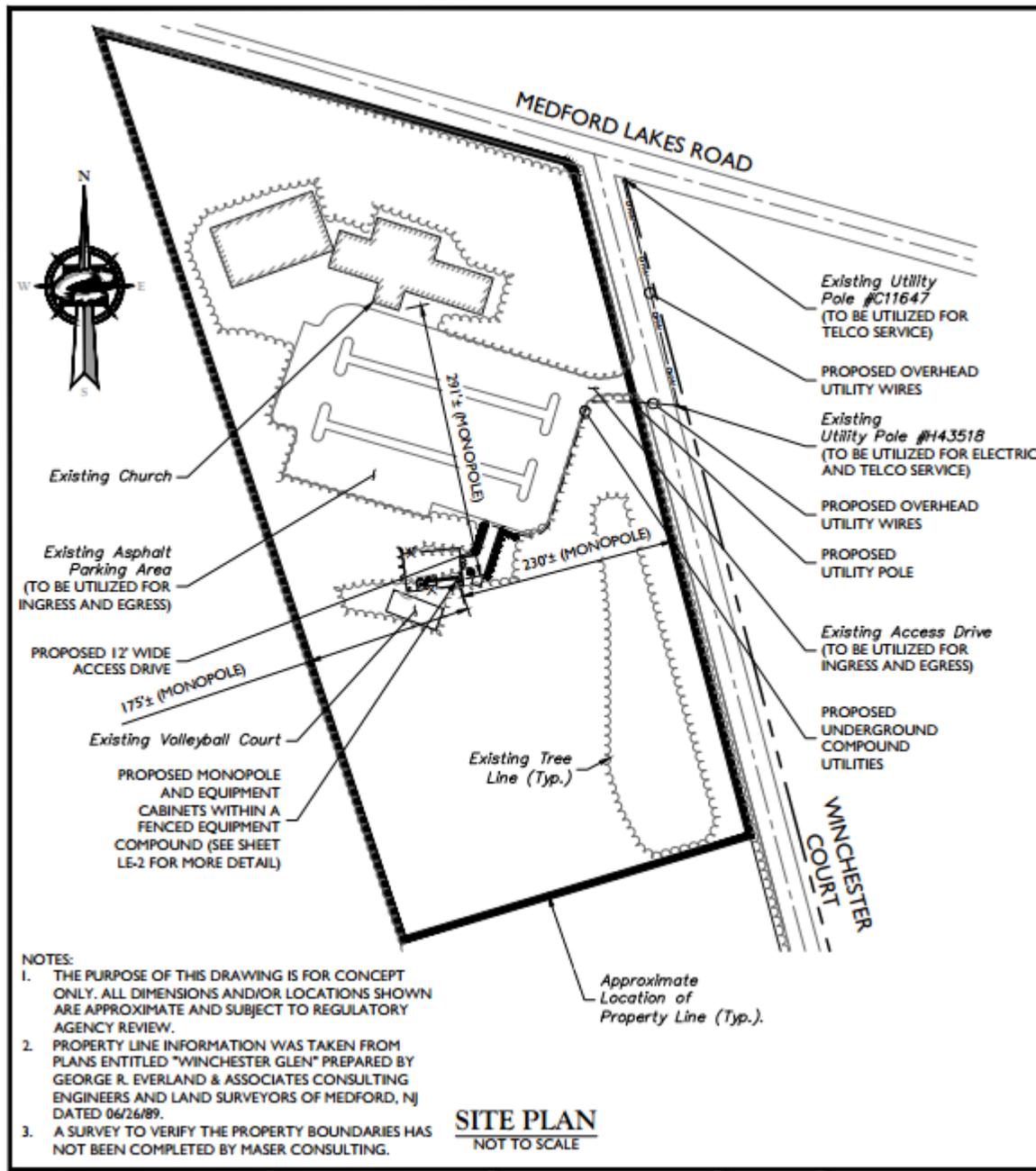
**19) What happens if the church signs the lease, but wishes to terminate the lease early?**

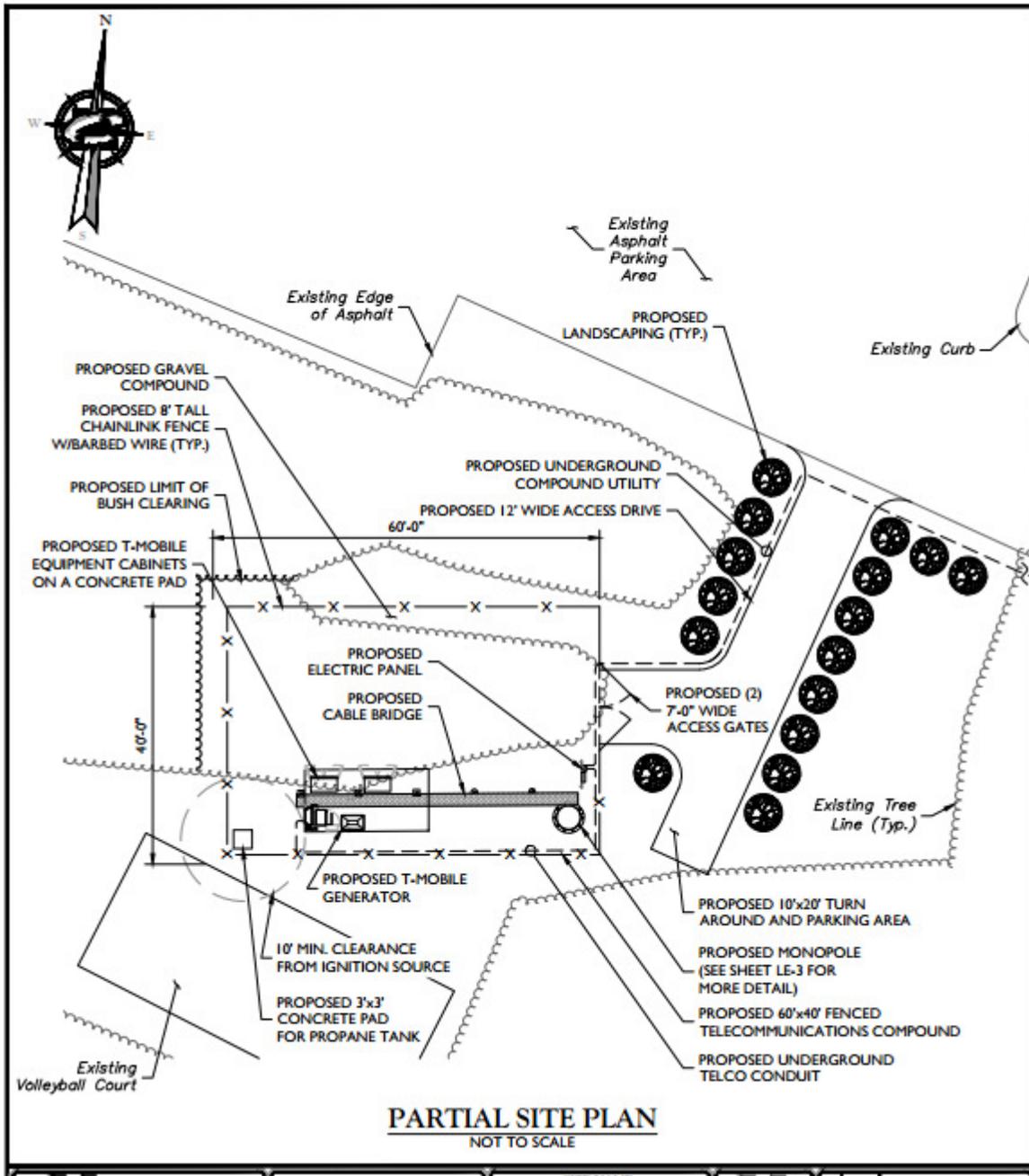
It would be extremely difficult for the church to terminate the lease early. The tower companies spend a lot of time and money to get a tower approved, so they need assurance that they can rely upon their lease. Once we, the church, sign the lease we should not anticipate an ability to terminate it until the 30 years has gone by.

Do you have more questions? Please send them to [CellTower@lordlife.us](mailto:CellTower@lordlife.us) so that answers can be researched.

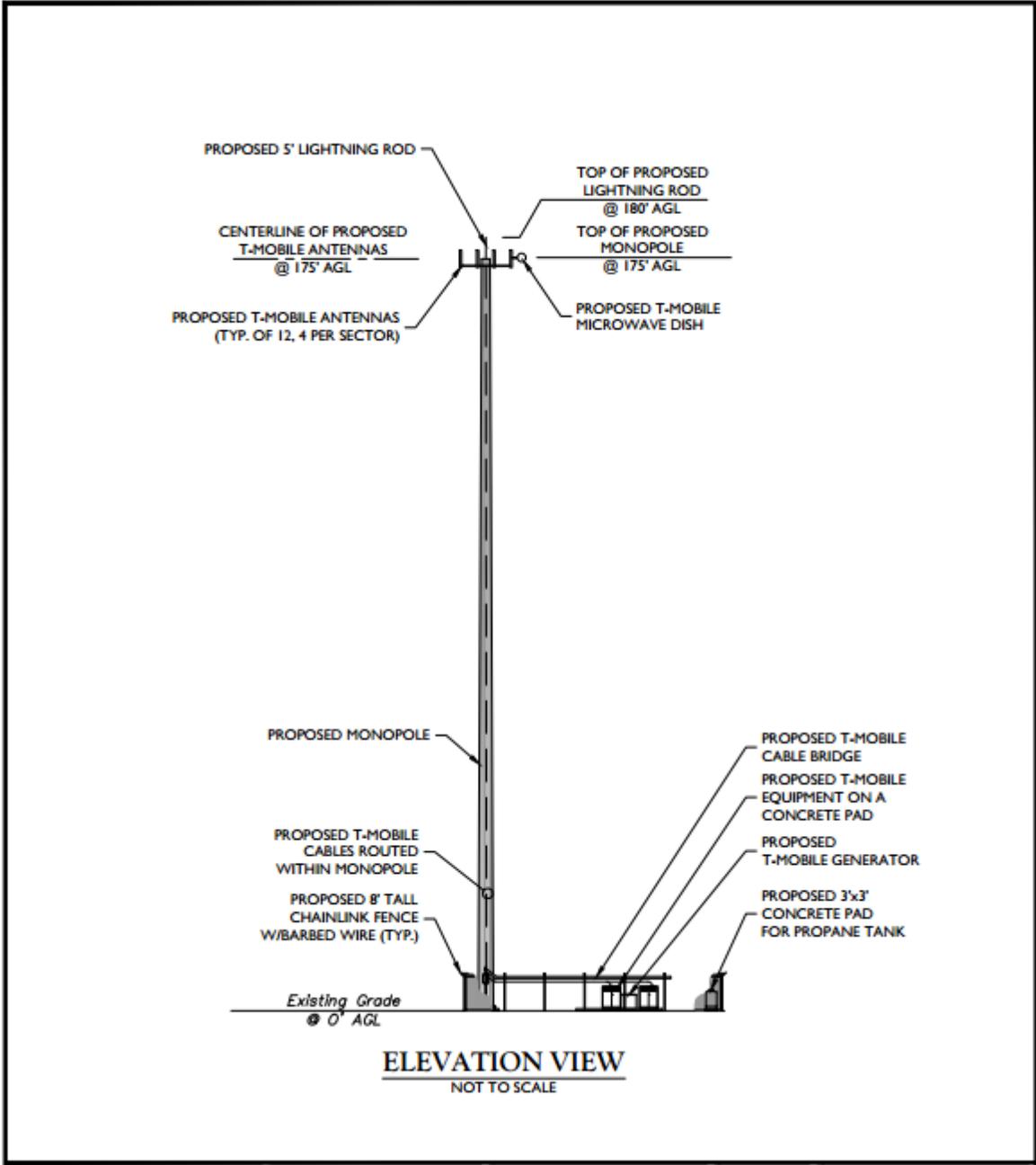
# Detailed Drawings

Below are finer detailed drawings supplied by PNS as of the end of August, 2017.





( August 2017 )



( August 2017 )