

## Cell Towers C-2025-0243 RFP Questions

January 14, 2026

### Proposal Submission Deadline

1. Will Township allow for an extension of submission deadline?

The Township will consider an extension only if there is a sufficient number of respondents requesting extensions due to time constraints.

### Press Release

The press release mentions the township is working with Howard Hughes Holdings, which may waive land-use restrictions that currently limit commercial towers.

1. Has this been completed or can you provide the current status? Howard Hughes may waive land-user restrictions to the Township on a case-by-case basis.
2. Will Howard Hughes be involved in the selection process? Howard Hughes will not be involved in the selection process. They will be consulted on location and tower visual elevations.

### G. Legal and Insurance Documentation

1. What does respondent need to provide for “Proof of financial capacity and creditworthiness”?

Bank references and Profit and Loss statements for the last three years.

### 4.3 Stealth Design Requirements

#### Stealth Design and Height

1. What is the maximum allowable tower height at each park site?
  - Will the Township consider variance requests for heights necessary to achieve minimum 3-carrier collocation capacity? Yes. Unless there is a technical requirement. we prefer no greater than 150 ft AGL.
2. Are monopoles with stealth shrouds acceptable where tree-pole designs are impractical due to canopy mismatch or RF objectives? This will be dependent on the surroundings.

### 5.1 Lease Structure

#### Financial Proposal Flexibility

1. Will the Township accept alternative financial structures, such as:
  - Higher base rent with minimal or no revenue share
  - Lower base rent with moderate revenue share
  - Both options presented for evaluation?

Both options for consideration
2. Inclusive of initial term (10 years), will Township allow for a 40-year lease term with renewal terms?

The Township will NOT consider an initial term of 40 years.

### **5.3 Revenue Sharing from Carrier Sublease**

#### Revenue sharing definition

1. How does the Township define “gross receipts” for revenue sharing purposes?

Total revenue from each carrier per site.

#### Revenue sharing percentage offered

1. Is the Township open to a fixed amount versus a percentage

The Township will consider the proposal.

### **5.4 Additional Financial Considerations**

#### Signing bonus preferred

1. Will the Township consider a long-term easement agreement in lieu of monthly lease payments?

The Township will NOT consider a long-term easement agreement in lieu of monthly lease payments

### **9.2 Public Information**

1. How should respondents identify information that is “proprietary and confidential” within the submission?

Footnotes.

### **9.4 Permits and Approvals**

#### Environmental and Historical Reviews

1. For sites near parks, does the Township anticipate any additional environmental or historical restrictions beyond Phase I ESA and standard survey?

The Township does NOT anticipate additional environmental or historical restrictions beyond Phase I ESA and standard survey.

#### Timeline and Permitting

2. Does the Township anticipate any additional permitting layers beyond building permits and covenant design review?
  - Are there any height restrictions tied to FAA or Township covenants we should factor into RF planning?

The Township is not aware of any height restrictions tied to FAA.

### **9.6 Assignment and Subletting: Township must approve all sublease agreements**

#### Sublease Approval Process

1. What is the expected review and approval timeline for carrier sublease agreements? No more than 30 days.
2. What would cause the Township to reject a sublease. Any substantial changes to aesthetics and/or height that the Township finds disagreeable.

### **10.1 Public Hearing Requirements**

1. Can hearings be consolidated for multiple sites to reduce schedule impact? Yes.
2. Will the Township limit hearing scope to aesthetics and community input, leaving RF compliance and safety standards under federal jurisdiction? Yes.

### **10.4 Technology Evolution**

#### Technology Upgrades

1. Will technology upgrades (e.g., 5G, future standards) within the existing compound footprint require additional Township approvals beyond notification? Only if the changes are visible outside of the compound footprint.

### **10.5 Township Use - Township Public Safety Equipment**

1. Please confirm the preferred equipment height, space, load, and power requirements for Township public safety equipment on towers.

The Township does not currently have any equipment designated for the cell tower sites in question. The Township would limit equipment to public safety communications such as microwave, LMR and public safety video surveillance.

- Will the Township share costs for any specialized mounts or interference mitigation beyond standard provisions? Yes.
- What height and how much safety communication equipment is involved?