DRIVE TESTING

Verizon Wireless Coverage

V-COMM conducted a drive test to measure existing on-air signals from Verizon Wireless in the area of the proposed Tallman site. The drive test occurred on May 20, 2025 and measured Verizon Wireless' existing 700 MHz and 2100 MHz signals. Figures 10 and 11 show the results of the drive test for 700 MHz and 2100 MHz, respectively. Figure 10 confirms that areas of Mayer Drive, Zeke Court, and Victory Road lack reliable 700 MHz coverage. Figure 11 confirms that a majority of the area lacks reliable 2100 MHz coverage, including US Route 202, Mayer Drive, Zeke Court, Victory Road, Bayard Lane, Westgate Road, and Copeland Drive.

T-Mobile Coverage

V-COMM conducted a drive test to measure existing on-air signals from T-Mobile in the area of the proposed Tallman site. The drive test occurred on May 20, 2025 and measured T-Mobile's existing 700 MHz and 2100 MHz signals. Figures 12 and 13 show the results of the drive test for 700 MHz and 2100 MHz, respectively. Figure 12 confirms that areas of Mayer Drive, Zeke Court, portions of Bayard Lane, and Victory Road lack reliable 700 MHz coverage. Figure 13 confirms that a majority of the area lacks reliable 2100 MHz coverage, including US Route 202, Mayer Drive, Zeke Court, Victory Road, Bayard Lane, Westgate Road, and Copeland Drive.

CW Testing

V-COMM conducted a drive test on May 20, 2025 utilizing a Continuous Wave (CW) transmitter affixed within a crane basket to simulate the expected coverage from the proposed NY161 Tallman site. The transmitting antenna centerline was raised to 97 feet above ground level (AGL) for this proposed site. All data was collected utilizing a calibrated PCTel iBflex digital scanner connected to the drive test vehicle's roof mounted antenna. The measurements utilize the carrier's standard operating power levels for their 4G LTE reference signal levels, and are referenced to the standard cellular phone antenna gain (0 dBi gain reference). The CW transmissions were operating in two frequency bands, 700 MHz and 2100 MHz.

The CW measurement maps shown in Figures 14 and 15 display the on-street measured signal levels for 700 MHz and 2100 MHz, which includes the attenuation of the surrounding environment and tree clutter over the entire measurement drive route surrounding the proposed site. Figure 14 shows the proposed site is expected to provide reliable 700 MHz coverage throughout the coverage area, including US Route 202, Mayer Drive, Mile Road, Bayard Lane, and Zeke Court. Figure 15 shows the proposed site is expected to provide reliable 2100 MHz coverage throughout the intended coverage area, including US Route 202, Mayer Drive, Zeke Court, Bayard Lane, Orchard Circle, Victory Road, and Moriah Lane.

Figure 10 – Existing Verizon 700 MHz Coverage

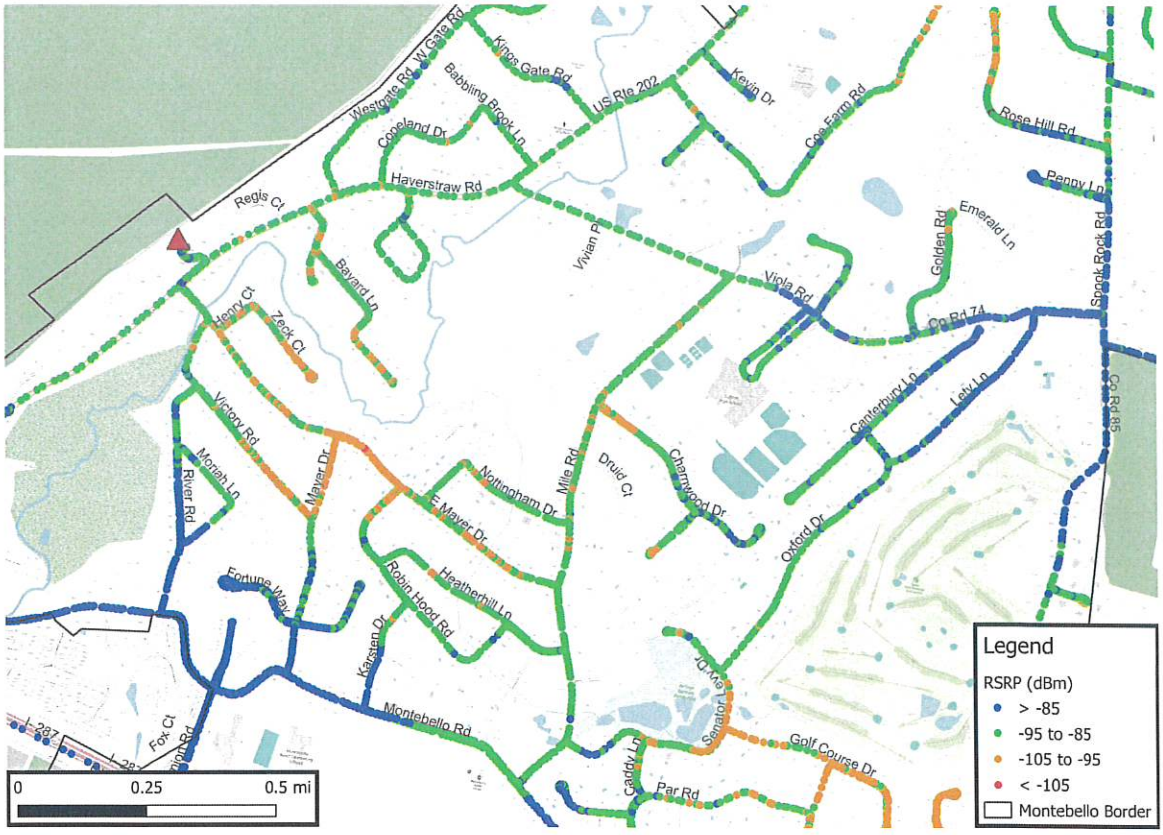


Figure 11 – Existing Verizon 2100 MHz Coverage

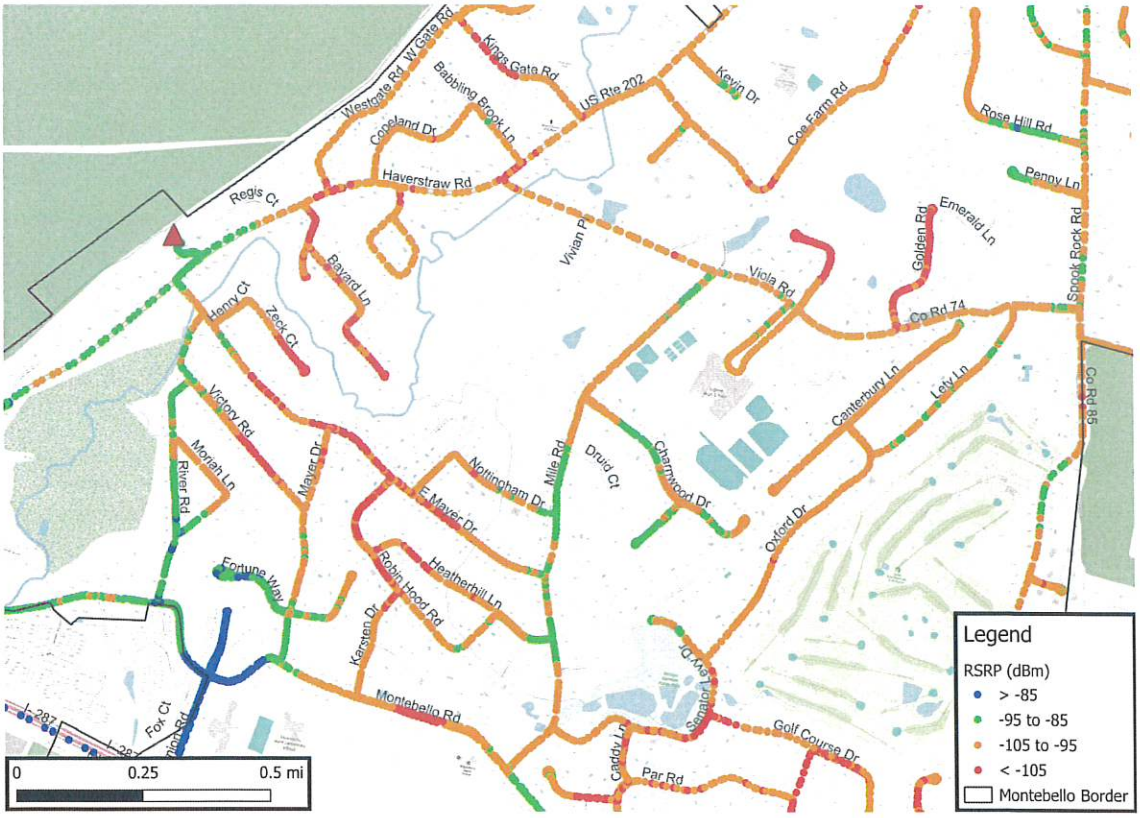


Figure 12 – Existing T-Mobile 700 MHz Coverage

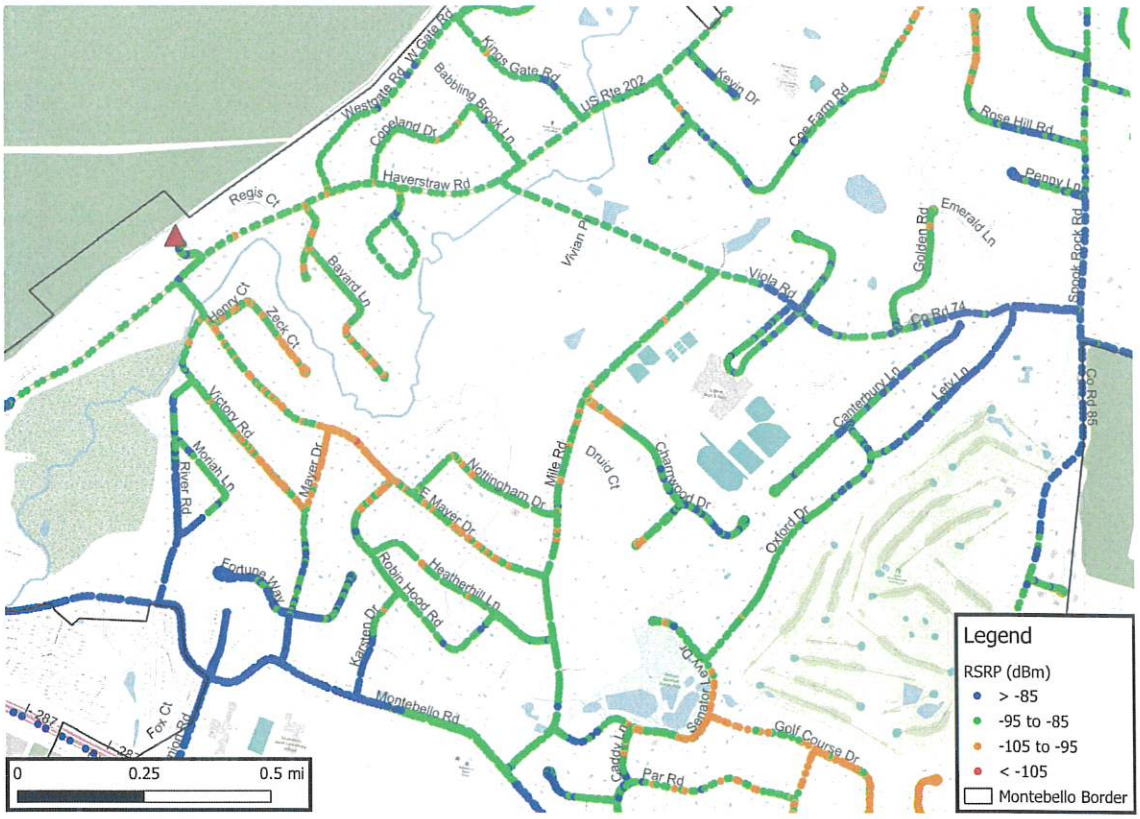


Figure 13 – Existing T-Mobile 2100 MHz Coverage

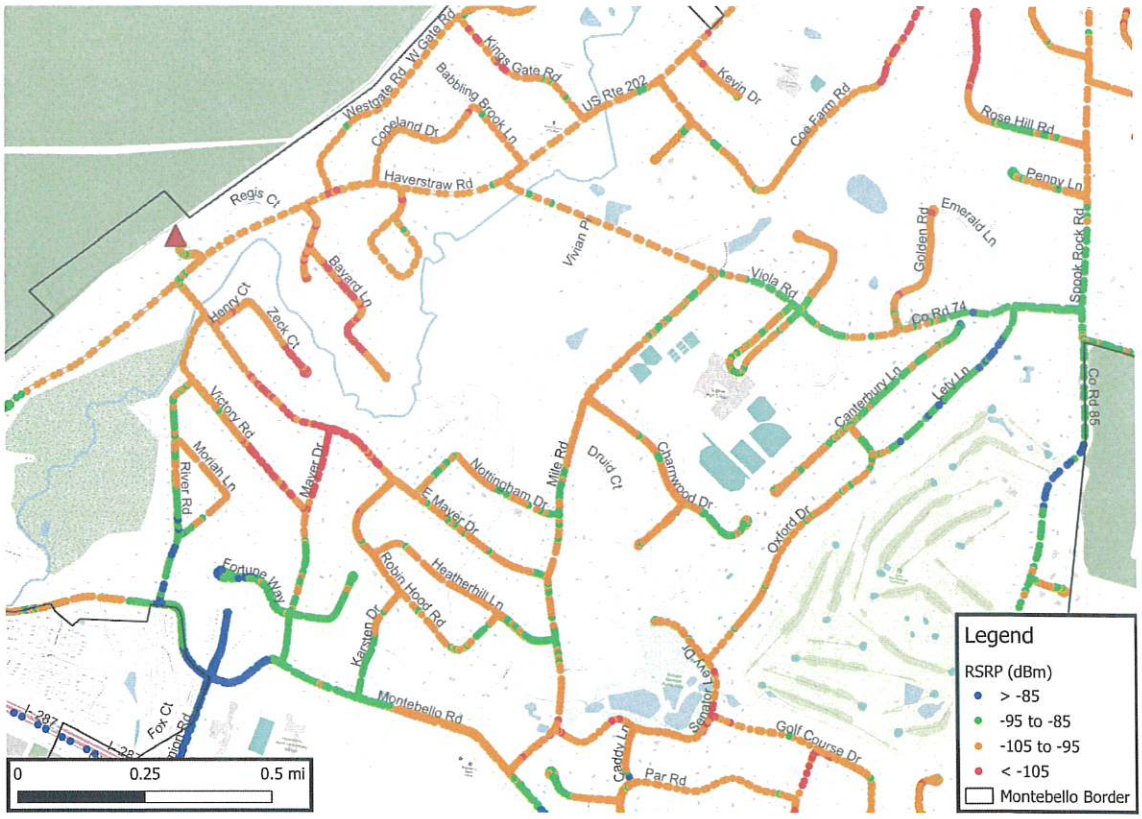


Figure 14 –700 MHz CW Coverage at 97 Feet

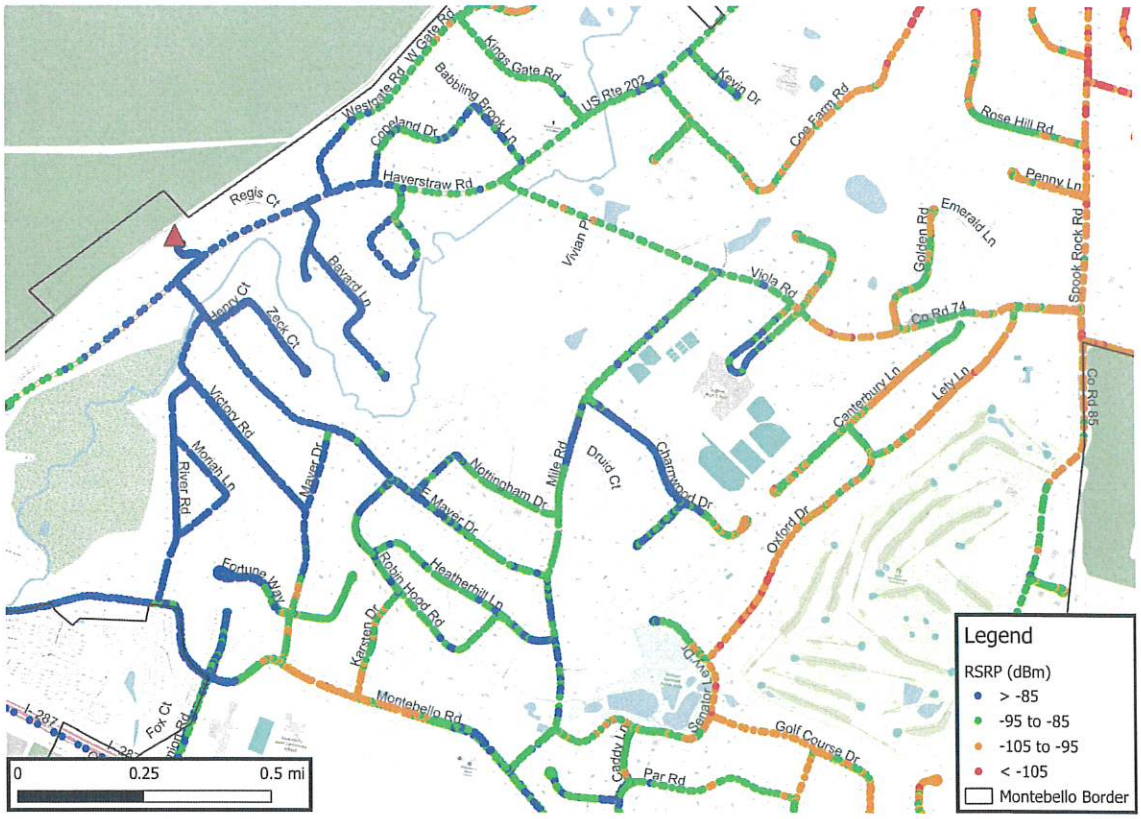
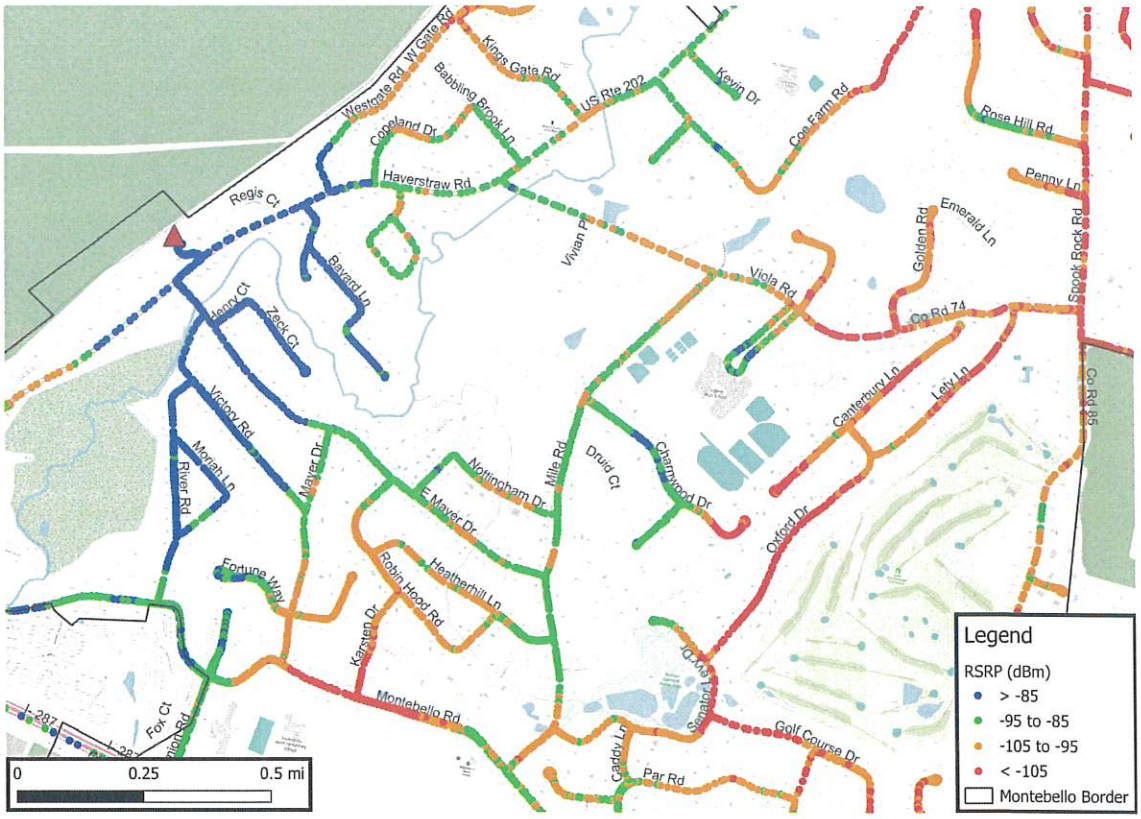


Figure 15 – 2100 MHz CW Coverage at 97 Feet



DISTRIBUTED ANTENNA SYSTEMS

As part of this analysis, V-COMM investigated the use of alternative technologies such as Distributed Antenna System (DAS) nodes throughout the coverage gap. DAS node antennas are typically installed on existing utility poles as shown in Figure 16. Typical mounting heights are 20 feet to 35 feet depending on the poles deployed in the area.

Figure 17 – Typical DAS Node Installation

Antennas mounted at this height are below the tree line and susceptible to heavy signal loss due to being in the tree and building clutter. A typical density of one node every 1,000 feet is a good approximation of the expected coverage from a typical DAS in areas similar to Montebello. Outdoor DAS (ODAS) is typically designed to -85 dBm RSRP to provide adequate margin over existing signals to provide dominance over the macro network. V-COMM developed the conceptual DAS nodes shown in Figure 17, identifying that at least 22 ODAS nodes would be required to provide the same coverage as the proposed Tallman site.

Figure 17 – Conceptual Outdoor DAS Nodes for Montebello

Development and deployment of ODAS in areas similar to Montebello are typically not executed due to several reasons. ODAS is usually deployed as a capacity offload, focused in an area that people congregate which the macro network cannot support. In this area, there is little to no macro coverage to offload and people are not congregating at a specific location, but still spread out amongst the residences. All of the ODAS nodes spread out over a large area would create excessive handoff between the macro network and the ODAS, potentially leading to drop calls and data sessions during handoff.

ODAS nodes are typically mounted to utility poles; existing poles would have to be inspected to ensure that they could support the addition of an antenna. Fiber and power backhaul would have to be built to every pole used in the deployment. Additional ground cabinets or pole mounted cabinets would be needed to house the transmitters used for the ODAS. Additional right-of-way approvals would be required to attach each node. These complexities to deploying ODAS in residential areas make them infeasible for broad coverage across larger areas.

CONCLUSION

V-COMM reviewed the materials provided by Verizon Wireless for this proposed site and prepared an analysis of the existing cell sites and their respective RF coverage. With the existing sites, there is a gap in coverage which can restrict wireless customers from originating, maintaining and/or receiving wireless voice and data services in the area surrounding the proposed site. It is our expert opinion that this Verizon Wireless subject site on the property located at 350 Haverstraw Road, Village of Montebello will satisfy the coverage and capacity requirements of the Verizon Wireless network and its subscribers at a minimum antenna centerline height of 97 feet above ground level (107 feet above ground level for improved coverage and additional colocation), while allowing for collocation space for other carriers on this structure, and enhance wireless service in this portion of the Village of Montebello.

Dominic C. Villecco

Dominic C. Villecco
President, V-COMM, L.L.C.

12/15/2025

David K. Stern

David K. Stern
Vice President, V-COMM, L.L.C.

12/15/2025

Dominic C. Villecco
President and Founder
V-COMM, L.L.C.

Dominic Villecco, President and founder of V-COMM, is a pioneer in wireless telecommunications engineering, with 38 years of executive-level experience and various engineering management positions previously. Under his leadership, V-COMM has grown from a start-up venture in 1996 to a highly respected full-service consulting telecommunications engineering firm.

In managing V-COMM's growth, Mr. Villecco has overseen expansion of the company's portfolio of consulting services, which today include a full range of RF and Network support, network design tools, measurement hardware, and database services as well as time-critical engineering-related services such as business planning, zoning hearing expert witness testimony, regulatory advisory assistance, and project management.

Before forming V-COMM, Mr. Villecco spent 10 years with Comcast Corporation, where he held management positions of increasing responsibility, his last being Vice President of Wireless Engineering for Comcast International Holdings, Inc. Focusing on the international marketplace, Mr. Villecco helped develop various technical and business requirements for directing Comcast's worldwide wireless venture utilizing current and emerging technologies (GSM, PCN, ESMR, paging, etc.).

Previously he was Vice President of Engineering and Operations for Comcast Cellular Communications, Inc. His responsibilities included overall system design, construction and operation, capital budget preparation and execution, interconnection negotiations, vendor contract negotiations, major account interface, new product implementation, and cellular market acquisition. Following Comcast's acquisition of Metrophone, Mr. Villecco successfully merged the two technical departments and managed the combined department of 140 engineers and support personnel.

Mr. Villecco served as Director of Engineering for American Cellular Network Corporation (AMCELL), where he managed all system implementation and engineering design issues. He was responsible for activating the first cellular system in the world utilizing proprietary automatic call delivery software between independent carriers in Wilmington, Delaware. He also had responsibility for filing all FCC and FAA applications for AMCELL before it was acquired by Comcast.

Prior to joining AMCELL, Mr. Villecco worked as a staff engineer at Sherman and Beverage (S&B), a broadcast consulting firm. He designed FM radio station broadcasting systems and studio-transmitter link systems, performed AM field studies and interference analysis and TV interference analysis, and helped build a sophisticated six-tower arrangement for a AM antenna phasing system. He also designed and wrote software to perform FM radio station allocations pursuant to FCC Rules Part 73.

Mr. Villecco started his career in telecommunications engineering as a wireless engineering consultant at Jubon Engineering, where he was responsible for the design of cellular systems, both domestic and international, radio paging systems, microwave radio systems, two-way radio systems, microwave multipoint distribution systems, and simulcast radio link systems, including the drafting of all FCC and FAA applications for these systems.

Over the past twenty years, Mr. Villecco had been previously qualified and provided expert witness testimony in the following venues: Avalon Borough, NJ

- Belleville, NJ
- Belmar, NJ
- Berkeley Heights Township, NJ
- Bernards Township, NJ
- Bernardsville, NJ
- Branchburg, NJ
- Bridgewater Township, NJ
- Brielle, NJ
- Bushkill Township, PA
- Colts Neck Township, NJ
- Cranbury Township, NJ
- Cresskill, NJ
- Cross Village / Emmett County, MI
- Cumru Township, PA
- Exeter Township, PA
- Fair Haven, NJ
- Fanwood Borough, NJ
- Franklin, NJ
- Freehold, NJ
- Garfield, NJ
- Glen Gardner, NJ
- Glen Rock, NJ
- Hampton Borough, NJ
- Hanover, NJ
- Hardyston Township, NJ
- Harrington Park, NJ
- Helmetta, NJ
- Hempstead, NY
- Highland Park, NJ
- Hoboken, NJ
- Holmdel Township, NJ
- Hopewell Borough, NJ
- Hopewell Township, NJ
- Howell Township, NJ
- Knowlton township, NJ
- Jersey City, NJ
- Kearny, NJ
- Kingston, NJ
- Lawrence Township, NJ
- Little Egg Harbor Twp., NJ
- Little Silver Borough, NJ
- Long Valley, NJ
- Lower Alsace Twp., PA
- Middletown Township, NJ
- Millstone Township, NJ
- Morris Township, NJ
- Neptune Township, NJ
- Newark, NJ
- New Castle County, DE
- New Providence, NJ
- N. Caldwell Township, NJ
- Orange, NJ
- Plainfield, NJ
- Princeton Township, NJ
- Reading Township, NJ
- Ridgefield, NJ
- Rochelle Park, NJ
- Rutherford, NJ
- Saddle Brook Township, NJ
- Sayreville, NJ
- Somers Point, NJ
- Somerville, NJ
- South Brunswick, NJ
- South Coventry Twp., PA
- South Plainfield, NJ
- Stone Harbor, NJ
- Tenafly, NJ
- Upper Allen Township, PA
- Upper Freehold, NJ
- Wall Township, NJ
- Wallington, NJ
- Wantage Township, NJ
- Washington Township, NJ
- Wayne Township, NJ
- Weehawken Township, NJ

Nextwave Personal Communications, Inc. vs. Federal Communications Commission (FCC)*

Pocket Communications, Inc. vs. Federal Communications Commission (FCC)*

*In these cases, Mr. Villecco was retained by the FCC and the Department of Justice as a technical expert on their behalf, pertaining to matters of wireless network design, optimization and operation.

David K. Stern
Vice President and Co-Founder
V-COMM, L.L.C.

David Stern, Vice President and co-founder of V-COMM, has 35 years of hands-on operational and business experience in telecommunications engineering. While at V-COMM, Mr. Stern oversaw the design and implementation of several major Wireless markets in the Northeast United States, including T Mobile - New York, Verizon Wireless, Unitel Cellular, West Virginia Wireless, South Canaan Cellular and Conestoga Wireless. In his position as Vice President, he has testified at a number of Zoning and Planning Boards in New Jersey, New York, Pennsylvania, West Virginia and Michigan, and qualified as an Expert Witness in US Federal District Court and Ocean County Superior Court, including:

- Bayonne, NJ
- Berkeley Township, NJ
- Brick, NJ
- Bridgewater Township, NJ
- Byram Township, NJ
- Carteret, NJ
- Cedar Grove, NJ
- Charlevoix, MI
- Charleston, WV
- Chatham Borough, NJ
- Chatham Township, NJ
- Clinton Township, NJ
- Cranford, NJ
- Dumont, NJ
- East Brunswick, NJ
- East Hempfield, PA
- Edgewater, NJ
- Edison, NJ
- Elizabeth, NJ
- Elmwood Park, NJ
- Englewood Cliffs, NJ
- Fairfield, NJ
- Fairlawn, NJ
- Fanwood, NJ
- Fort Lee, NJ
- Franklin Township, NJ
- Freehold Township, NJ
- Galloway Township, NJ
- Hackensack, NJ
- Haledon, NJ
- Hazlet, NJ
- Hempstead, NY
- Highland Park, NJ
- Hillsborough Township, NJ
- Hoboken, NJ
- Holmdel, NJ
- Hopatcong, NJ
- Hopewell Township, NJ
- Howell Township, NJ
- Huntington, NY
- Knowlton township, NJ
- Jersey City, NJ
- Keyport, NJ
- Kingwood Township, NJ
- Lakewood, NJ
- Lancaster, PA
- Lawrence Township, NJ
- Little Egg Harbor, NJ
- Livingston, NJ
- Lodi, NJ
- Long Branch, NJ
- Long Hill Township, NJ
- Lyndhurst, NJ
- Manchester Township, PA
- • Manheim Township, PA
- Manalapan Township, NJ
- Marlboro Township, NJ
- Millstone Township, NJ
- Monroe Township, NJ
- Montgomery Township, NJ
- Montville Township, NJ
- Morris Township, NJ
- Mount Freedom, NJ
- Neptune, NJ
- Newark, NJ
- New Brunswick, NJ
- New Holland, PA
- Newton, NJ
- North Bergen, NJ
- North Brunswick, NJ
- Nutley, NJ
- Oakland, NJ
- Old Bridge, NJ
- Old Tappan, NJ
- Paramus, NJ
- Parsippany/Troy Hills, NJ
- Patterson, NJ
- Peapack/Gladstone, NJ
- Perth Amboy, NJ
- Plainsboro, NJ
- Piscataway, NJ
- Randolph Township, NJ

- Red Bank, NJ
- Rochelle Park, NJ
- Rockleigh, NJ
- Sayreville, NJ
- Shrewsbury, NJ
- South Plainfield, NJ
- South Brunswick, NJ
- Stafford Township, NJ
- Teaneck, NJ
- Tenafly, NJ
- Tewksbury, NJ
- Trenton, NJ
- Union, NJ
- Union City, NJ
- Vernon, NJ
- Wall Township, NJ
- Wantage Township, NJ
- Washington Township, NJ
- Wayne, NJ
- West Caldwell, NJ
- West Milford, NJ
- West New York, NJ
- West Orange, NJ
- Woodbridge, NJ

Mr. Stern has a formidable background in wireless technologies including GSM, CDMA, 4G-LTE, 5G, Project 25, and Wi-Fi. As an expert witness, David represented major wireless carriers, which aided in the expansion of their networks. One of his major accomplishments at V-COMM was the design and project management for Madison, NJ's Public Safety Communication Center. David was also a key in New York City's first PCS network launch. He is a member of APCO Region 8 and Region 28 Regional Planning Committees, and is dedicated to creating standards for 700 MHz Public Safety and Commercial Wireless deployments.

Prior to joining V-COMM, Mr. Stern spent seven years with Comcast Cellular Communications, Inc., where he held several engineering management positions. As Director of Strategic Projects, he was responsible for all technical aspects of Comcast's wireless data business, including implementation of the CDPD Cellular Packet Data network. He also was responsible for bringing into commercial service the Cellular Data Gateway, a circuit switched data solution.

Also, Mr. Stern was the Director of Wireless System Engineering, charged with evaluating new digital technologies, including TDMA and CDMA, for possible adoption. He represented Comcast on several industry committees pertaining to CDMA digital cellular technology and served on the Technology Committee of a wireless company on behalf of Comcast. He helped to direct Comcast's participation in the A- and B-block PCS auctions and won high praise for his recommendations regarding the company's technology deployment in the PCS markets.

At the beginning of his tenure with Comcast, Mr. Stern was Director of Engineering at Comcast, managing a staff of 40 technical personnel. He had overall responsibility for a network that included 250 cell sites, three Switching offices, four Motorola EMX-2500 switches, IS-41 connections, SS 7 interconnection to NACN, and a fiber optic and microwave "disaster-resistant" interconnect network.

Mr. Stern began his career at Motorola as a Cellular Systems Engineer, where he developed his skills in RF engineering, frequency planning, and site acquisition activities. His promotion to Program Manager Northeast for the rapidly growing New York, New Jersey, and Philadelphia markets gave him the responsibility for coordinating all activities and communications with Motorola's cellular infrastructure customers. He directed contract preparations, equipment orders and deliveries, project implementation schedules, and engineering support services.

Mr. Stern earned a BSEE from the University of Illinois, in Urbana, and is a member of IEEE.