

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
April 6, 2016

Chairman Dr. Sireci called the Board of Adjustment meeting of April 6, 2016 to order at 7:32 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Municipal Complex.

ROLL CALL:

Frank Herbert - Present	Frank Valcheck - Present
John Stamler - Absent	Dr. Steven Sireci, Jr., <i>Chairman</i> - Present
Helen Haines, <i>Vice Chairman</i> - Present	Steve Monte (Alt. 1) - Present
Curtis Suraci - Present	John Shockley (Alt. 2) - Arrived late
Fred Gladstone - Present	Philomena Cellilli (Alt.3) - Absent
	John Torok (Alt. 4) - Absent

Also in attendance: Mark Anderson, Esq., Board Attorney (Woolson Sutphen Anderson, P.A); William H. R. White, III, P.E., C.M.E., Board Engineer (Maser Consulting, P.A.); David Maski, PP, AICP, Planning Director/Board of Adjustment Secretary; and Lucille Grozinski, CCR.

NOTICE OF MEETING

Chairman Dr. Sireci announced the meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

ACCEPTANCE OF MEETING MINUTES

March 16, 2016

Motion to approve as written, seconded. All eligible - aye. Motion carries.

ACCEPTANCE OF RESOLUTIONS

BA-15-11 Michael DUDZINSKI

Motion to approve as written, seconded.

Roll call: Mr. Valcheck - yes; Mr. Herbert - yes; Mr. Suraci - yes; Mr. Monte - yes; Vice Chairman Haines - yes. Motion carries.

BA-15-33 Sherry and Robert MARCHIE

Motion to approve as written, seconded.

Roll call: Mr. Valcheck - yes; Mr. Herbert - yes; Mr. Suraci - yes; Mr. Gladstone - yes; Mr. Monte - yes; Vice Chairman Haines - yes. Motion carries.

BUSINESS FROM THE FLOOR (For Matters Not on the Agenda)

None

PUBLIC HEARING - APPLICATIONS

Apex Sports and Events, LLC - File BA-15-26 - Block 201, Lot 9 - 141 Hillsborough Road. Applicant seeking Bifurcated 'd' Use Variances and other such variances, waivers, and approvals required to permit construction an athletic and recreation facility on property located in the AG District. (*EC Review 12-14-15*) ***Adjourned to June 1, 2016 without further notice.***

Chairman Dr. Sireci announced that this application has been carried to June 1, 2016 without further notice.

Muslim Center of Somerset (New Amwell Rd) - File BA-15-24 - Block 162, Lots 20.01 & 20.02 - 22 & 26 New Amwell Road. Applicant seeking to change conditions in resolution and other such variances, waivers, and approvals required to permit various activities related to a Muslim house of worship on property in the CR zone. ***Continued from March 2, 2016 without further notice. Request to Adjourn without notice.***

- Guliet Hirsch, Esq, representing the applicant, requested an adjournment.
- There was discussion on the next available date.
- There was discussion the legality of not providing further notice.
- The applicant agreed to pay for professionals at a special meeting.
- The applicant agreed to an extension to May 26, 2016.

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- There was a motion to carry the application to May 25, 2016 without further notice. All aye, none opposed. Motion carries.

Frank and Bernadette CONCHES - File BA-15-20 - Block 180.09, Lot 65 - 38 Boehm Way. Applicant seeking 'c' Bulk Variance for relief from required Rear Yard Setback and other such variances, waivers, and approvals required to permit construction of an addition on property located in the AG District.

- Frank Conches, Property Owner, was sworn in and described his application.
- Bryan Adams, Contractor, was sworn in and described the irregular shape of the lot.
- The Board noted that it is a very unique lot shape compared to the surrounding lots.
- Exhibit A-1:** Photographs of the backyard, submitted with the application.
- There was discussion on the neighbor's "tree wall" depicted in Exhibit A-1.
- There was brief discussion on the drainage easement indicated on the plan.
- Open to public. There were no public comments or questions.
- There was a motion to approve the application as submitted and seconded.
- Roll Call:** Mr. Valcheck - yes, Mr. Herbert - yes, Mr. Suraci - yes, Mr. Gladstone - yes, Mr. Monte - yes, Vice Chairman Haines - yes, Chairman Dr. Sireci - yes. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

Discussion and vote on hiring an independent RF engineer to advise the Board in relation to application BA-15-18 Verizon Wireless Hillsborough 5 (324 Wood Rd), specifically to create a report on the possible locations and methodologies for providing 4G LTE coverage in Hillsborough's Belle Mead area.

- Mr. Herbert and Mr. Suraci stepped down during this discussion as both have recused himself from this application.
- Chairman Dr. Sireci summarized why an independent RF engineer may be necessary for the application.
- Mr. Anderson clarified that the cost would come out of the applicant's escrow.
- Vice Chairman Haines made a motion to hire an RF engineer. It was seconded.
- All aye, none opposed. Motion carries.

EXECUTIVE SESSION

The Board convened in executive session to discuss litigation and attorney-client privilege matters regarding the following:

- Christian Community Chapel
- Nelson's Corner Associates

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 8:36pm.

*Respectfully Submitted by: Caitlin Davis, Planning & Zoning Clerk
Reviewed by: David Maski, PP, AICP, Planning Director/Board of Adjustment Secretary*