

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**June 15, 2016**

Chairman Dr. Sireci called the Board of Adjustment meeting of June 15, 2016 to order at 7:38 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Municipal Complex.

**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").

**ROLL CALL:**

Frank Herbert – Absent  
John Stamler – Absent  
Helen Haines, *Vice Chairman* – Present  
Curtis Suraci – Absent  
Fred Gladstone - Absent

Frank Valcheck – Present  
Dr. Steven Sireci, Jr., *Chairman* – Present  
Steve Monte (Alt. 1) – Present  
John Shockley (Alt. 2) – Present  
Philomena Cellilli (Alt.3) – Present  
John Torok (Alt. 4) – Absent

Also in attendance: Mark S. Anderson, Esq., Board Attorney (Woolson Sutphen Anderson, P.A); David Maski, PP, AICP, Planning Director/Board of Adjustment Secretary; Thomas Fik, PE, Board Alternate Engineer (Carroll Engineering); Dr. Bruce Eisenstein, Board Consultant RF Engineer; and Michael Lombardoizzi, CCR.

**ACCEPTANCE OF MEETING MINUTES**

**May 25, 2016**

- A motion to approve, as written, was made by Vice Chairman Haines, seconded by Mr. Valcheck.
- **Roll Call:** Vice Chairman Haines – yes; Mr. Valcheck– yes; Mr. Monte – yes; Mr. Shockley – yes; Chairman Dr. Sireci – yes. Motion carries.

**June 1, 2016**

- A motion to approve, as written, was made by Mr. Valcheck, seconded by Mr. Shockley.
- **Roll Call:** Vice Chairman Haines – yes; Mr. Valcheck– yes; Mr. Shockley – yes; Ms. Cellilli – yes; Chairman Dr. Sireci – yes. Motion carries.

**ACCEPTANCE OF RESOLUTIONS**

**BA-15-34 Louis & Christine MALENCHEK**

- A motion to approve, as written, was made by Vice Chairman Haines, seconded by Mr. Valcheck.
- **Roll Call:** Mr. Valcheck – yes; Mr. Monte – yes; Ms. Cellilli – yes; Vice Chairman Haines – yes; Chairman Dr. Sireci – yes. Motion carries.

**BUSINESS FROM THE FLOOR**

*None*

**PUBLIC HEARING - APPLICATIONS**

***VERIZON WIRELESS – Hillsborough 5 (324 Woods Rd)*** – File BA-15-18 – Block 205.03, Lot 26 (formerly Block 205, Lot 37) – 324 Woods Road. Applicant seeking Preliminary and Final Major Site Plan Approval, 'd' Use Variances, and other such variances, waivers, and approvals required to construct a new wireless communications monopole and equipment compound on property located in the RA District. *EC Review: 1-25-16. Continued from March 16, 2016.*

1. Vice Chairman Haines noted that she read the transcript for the March 16<sup>th</sup> meeting regarding this application.
2. Rob Simon, Esq., Herald Law, listed the residents he represents, referred to as "the objectors."
3. Warren Stilwell, Esq., Attorney for the Applicant, presented David Stern, RF Engineer, who was previously sworn.
4. Mr. Stern gave a brief summary of his previous testimony and exhibits.
5. **Exhibit A-5:** Traffic data from Verizon Wireless
6. Mr. Stern used Exhibit A-5 to discuss the current capacity and predicted growth.
7. Mr. Stern discussed the gap in coverage and how the search area was determined.
8. **Exhibit A-6:** Page 1 is Exhibit A-1, Page 2 is Exhibit A-3, and Page 3 is new coverage provided by suggested Township Line Road Farm site.
9. Mr. Stern testified that the Township Line Road site would not fill the gap in coverage required.
10. Mr. Stern discussed alternate technology of placing nodes on existing utility poles, called distributed antenna systems or DAS.
11. There was discussion on technology upgrades to existing towers.
12. Mr. Stern testified that the existing towers have been upgraded.

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13. **Exhibit A-7:** Drive test dated January 20, 2016 for AT&T Wireless
14. **Exhibit A-8:** Drive test dated January 20, 2016 for Sprint
15. **Exhibit A-9:** Drive test dated January 20, 2016 for T-Mobile
16. Mr. Stern testified that all four carriers have a gap in coverage in this part of Hillsborough.
17. There was discussion on a flag pole design and cluster mounting.
18. Mr. Stern testified that either of those designs would limit the ability for colocation.
19. Dr. Bruce Eisenstein, professional RF Engineer consultant for the Board, was sworn in and gave his educational and professional background for the record.
20. Dr. Eisenstein and Mr. Stern discussed Exhibits A-1, A-5, and A-3.
21. Dr. Eisenstein made comments about DAS in relation to the borough of Paramus and associated litigation.
22. The Board asked about existing, proposed, and potential sites in surrounding municipalities.
23. Mr. Anderson and Mr. Stern discussed coverage to be provided by the proposed tower.
24. The Board requested additional informational maps from Mr. Stern.
25. Mr. Simon, attorney for the objectors, questioned the witness on technical aspects of the proposal.
26. Mr. Simon did not finish his questioning of the witness before the 10:30pm cut off time.
27. There was a motion and a second to continue this application to July 20, 2016 without further notice.
28. All aye, none opposed. Motion carries.

**BOARD OF ADJUSTMENT BUSINESS**

- None

**CORRESPONDENCE**

- None

**ADJOURNMENT**

The meeting adjourned at 10:33pm.

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