

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**August 03, 2016 – SPECIAL MEETING**

Chairman Dr. Sireci called the Board of Adjustment special meeting of August 03, 2016 to order at 7:37 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	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 – Absent	John Shockley (Alt. 2) – Present
Fred Gladstone – 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; Richard Brown, PE, Board Alternate Engineer (Carroll Engineering); Dr. Bruce Eisenstein, Board Consultant RF Engineer; and Lucille Grozinski, CCR.

**ACCEPTANCE OF MEETING MINUTES**

**June 20, 2016**

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

**BOARD OF ADJUSTMENT BUSINESS**

**Discussion on extending contract for expert services of Dr. Bruce Eisenstein in relation to #BA-15-18**

- Mr. Maski described the need for the extension for another \$6,000.00 which would be paid out of the Applicant’s escrow account.
- There was a motion to approve the extension and seconded.
- All aye, none opposed. Motion carries.

**ACCEPTANCE OF RESOLUTIONS**

**Resolution Amending A Resolution Awarding A Professional Services Agreement to Bruce A. Eisenstein, Ph.D., P.E.**

- There was a motion to approve the resolution and seconded.
- All aye, none opposed. Motion carries.

**BA-10-13 Hillsborough Towne Center Associates (Shoppes at Woods Tavern)**

- There was a brief discussion on who was eligible to vote.
- There was a motion to approve and seconded.
- **Roll Call:** Mr. Valcheck – yes; Mr. Monte – yes; Mr. Shockley – 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, to construct a new wireless communications monopole and equipment compound on property located in the RA District. *Continued from July 20, 2016.*

1. Mr. Maski noted for the record that Mr. Gladstone and Mr. Shockley verified they have listened to the audio and/or read the transcript for past missed meetings.
2. Mr. Stilwell discussed the FCC Shot Clock.
3. There was a request for an extension for the time of decision through September 30, 2016.
4. The extension was signed by Mr. Stilwell on behalf of the Applicant and Chairman Dr. Sireci on behalf of the Board.
5. Chris Cirrotti, PE, Applicant’s Engineer was sworn in and his qualifications were accepted by the Board.
6. Mr. Cirrotti referenced sheet Z-1A, site plan, and sheet Z-4, compound plan both dated 2/24/16 and submitted with the application.
7. Mr. Cirrotti discussed the proposed increase in impervious coverage which he described as minimal.

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8. There was discussion on setbacks.
9. Mr. Cirrotti referenced Sheet Z-5, East Elevations dated 2/24/16, submitted with the application.
10. There was discussion on the natural gas generator.
11. Mr. Cirrotti addressed the Engineering report from Carroll Engineering.
12. The Board and Mr. Cirrotti discussed the colocation of other carriers and stealth technology at length.
13. Open to the Public.
14. Susan Gulliford, Resident, asked about the landowner's rights in preventing colocation.
15. Mr. Cirrotti suggested the lease between the Applicant and the Fire Company, with business information redacted, be submitted for the Board Attorney's review.
16. Erin Morris, Resident, and Mr. Cirrotti discussed the generator noise levels at various distances.
17. Al Wund, Resident, wanted clarification on the distance from the tower to the baseball field.
18. Frank Behnke, Resident, and Mr. Cirrotti discussed the driveway on the property.
19. Pat Reilly, Resident, questioned why cell towers may collapse and Mr. Cirrotti noted that there are a variety of reasons.
20. Mr. Reilly and Mr. Cirrotti discussed wind speeds, anti-climbing measures, and other building codes.
21. There was further discussion on damage to the surrounding area should the tower fall or otherwise fail.
22. Lloyd Haas, Resident, requested clarification about noise levels.
23. Jean Trujillo, Resident, asked about noise levels, anti-climbing measures, wind conditions, and design standards for the proposed tower.
24. Patricia Ruby Bachmann, Resident, asked about the property's runoff, impervious coverage, wetlands, and emissions from the natural gas generator.
25. Ms. Ruby Bachmann and Mr. Sirrati discussed screening on the property.
26. Mr. Richmond, Resident, began to give testimony but Mr. Anderson advised testimony will occur later.
27. Mr. Richmond noted that he did not think there is ample screening on the property.
28. There was further discussion on colocation and what other wireless carriers may propose that will affect the site.
29. Denise Wagner, Resident, asked how much noise the tower itself will generate.
30. Mr. Cirrotti testified that the electrical cabinet may emit minimal noise.
31. Ms. Wagner and Mr. Cirrotti discussed the motion sensing lights.
32. Kim Caridi, Resident, asked for clarification on height of the tower, the foundation, and the application paperwork.
33. Mike Langdon, Resident, requested further information about the impervious coverage.
34. Mr. Cirrotti testified that if the Board requests some kind of drainage calculation or mitigation, the Applicant will agree.
35. Tom Wagner, Resident, asked if other wireless companies will each need a generator when they colocate on the tower.
36. Mr. Cirrotti testified that while Verizon uses backup generators, other companies may choose to use batteries or some other kind of back-up instead.
37. Larry Dowling, Resident, asked if the lighting plan has taken the needs of the Fire Company into consideration.
38. Mr. Cirrotti testified that the Fire Company reviewed and accepted the current plan.
39. Mr. Dowling and Mr. Cirrotti briefly discussed existing fencing on the neighboring residential properties.
40. Mr. Maski gave information on the Township's buffering requirements.
41. No more questions for this witness.
42. Joe Oates, Site Acquisition Specialist, was sworn in and gave his background.
43. Mr. Oates described the process of how a site is selected.
44. Mr. Oates testified that he was given a "search area" by the RF Engineer in which to find a suitable site.
45. Mr. Oates testified about the sites that were considered but ultimately deemed unacceptable and not given offers.
46. Mr. Oates testified that in addition to 324 Woods Road, there were two sites considered and sent offers via certified mail.
47. **Exhibit A-14:** Letter to owners of 624 Hillsborough Road, dated September 2014
48. **Exhibit A-15:** Certified mail receipts from 624 Hillsborough Road owners, dated September 2014
49. **Exhibit A-16:** Additional letter to owners of 624 Hillsborough Road, dated February 2016
50. **Exhibit A-17:** Certified mail receipts 624 and 519 Hillsborough Road, dated February 2016
51. **Exhibit A-18:** Letter to owners of 519 Hillsborough Road, dated February 2016
52. Mr. Oates testified no response was received from either property on Hillsborough Road.
53. There was brief discussion on expertise.
54. There was discussion on how sites were determined feasible or not.
55. Mr. Oates testified that he received the search area in July 2014.
56. Open to the public.
57. Patricia Ruby Bachmann, Resident, and Mr. Oates discussed strictly residential areas and purchasing land.
58. Kim Caridi, Resident, asked about testifying in front of a Board for strictly residential areas and his area of expertise.
59. Mr. Oates testified he works only in New Jersey and for Verizon as well as other wireless companies.
60. There was discussion on what is considered when searching for a site.
61. Denise Wagner, Resident, asked if a response was received from 519 Hillsborough Road. Mr. Oates testified no.

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62. Tom Wagner, Resident, requested clarification on size of the search area.
63. Mr. Oates estimated about a half mile. He testified that every search area is different though the typical area may be a half mile to one mile.
64. Al Wund, Resident, asked how many towers were actually built when Mr. Oates selected a site in a solely residential area. Mr. Oates did not know.
65. Pat Reilly, Resident, asked various questions about the site selection.
66. Susan Gulliford, Resident, brought up the 2007 application for a cell tower on this property.
67. Mr. Oates was not involved with the application from 2007.
68. Jean Trujillo, Resident, requested further clarification on why the school and the park owned by the Township were not sent offers.
69. Mr. Oates testified that due to his past experience with schools and the location needed for the tower on that property, he determined it was unsuited for this project.
70. Mr. Oates reviewed the park owned by the Township and found it unacceptable because of the wetlands and the baseball field.
71. No more questions for this witness.
72. Mr. Stilwell noted that both witnesses would be available for cross examination by Mr. Simon at a future meeting.
73. There was a motion to carry this application without further notice to September 21, 2016 and seconded.
74. All aye, none opposed. Motion carries.

**CORRESPONDENCE**

- None

**ADJOURNMENT**

The meeting adjourned at 10:55pm.

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

APPROVED