

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
September 28, 2016 – Special Meeting

Chairman Dr. Sireci called the Board of Adjustment special meeting of September 28, 2016 to order at 7:33 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) – Absent
Fred Gladstone – Absent	Philomena Cellilli (Alt. 3) – Present
	John Torok (Alt. 4) – Absent

Also in attendance: Mark S. Anderson, Esq., Board Attorney (Woolson Sutphen Anderson, P.C.); 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 Lucille Grozinski, CCR.

ACCEPTANCE OF MEETING MINUTES

None

ACCEPTANCE OF RESOLUTIONS

None

BOARD OF ADJUSTMENT BUSINESS

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

- Mr. Maski explained the need to extend the contract amount.
- Vice Chairman Haines asked for clarification that this comes from the Applicant’s escrow. It does.
- There was a motion and a second to extend the contract another \$10,000.
- **Roll Call:** Mr. Valcheck – yes; Mr. Monte – no; Ms. Cellilli – no; Vice Chairman Haines – yes; Chairman Dr. Sireci – yes. Motion carries.

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

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 September 21, 2016.*

1. Mr. Maski made a clarification about placing a cell tower within a thousand feet of the canal based on his conversation with the Executive Director of the Canal Commission.
2. Mr. Simon continued his cross examination of Mr. Stern.
3. There were lengthy discussions on flagpole monopoles, different frequency bands, drive test data, and other Radio Frequency related topics.
4. There was discussion on the Conard farm, alternate Hillsborough 5 site.
5. Because Mr. Stern gave additional testimony tonight, the public is given the opportunity to ask questions only about this new testimony.
6. Douglas Ely, 5 Vliet Drive, asked about Township Line Road and there was some discussion on that.
7. Kim Caridi, 321 Woods Road, asked about Griggstown and redirection but Mr. Stern gave extensive testimony about that at the July hearing.
8. Chris Cirrotti, PE, was previously sworn and still under oath.
9. Mr. Simon cross-examined Mr. Cirrotti.
10. There was discussion on impervious coverage, screening/buffering, noise assessment in related to the generator, and other topics related to Mr. Cirrotti’s engineering expertise.
11. Kim Caridi, 321 Woods Road, asked about the photographs provided but they were taken by the Planner.
12. Al Wund, Mc Intire Drive, made a statement but Mr. Anderson noted that statements can be made later under oath.
13. There was brief discussion about available parking on the lot when the property is used for elections or other public events.
14. This application will continue on October 5, 2016 without further notice.

**Board of Adjustment Special Meeting
September 28, 2016**

15. Mr. Simon noted that he is unavailable on October 5th
16. There was discussion on potential meeting dates after that if more are needed for this application.

CORRESPONDENCE

None

ADJOURNMENT

The meeting adjourned at 10:06pm.

Respectfully Submitted by: Caitlin Davis, Planning & Zoning Clerk

Reviewed by: David Maski, PP, AICP, Planning Director/Board of Adjustment Secretary

Approved