

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**October 5, 2016**

Chairman Dr. Sireci called the Board of Adjustment meeting of October 5, 2016 to order at 7:31 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 Anderson, Maziarz P.C.); 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 Michael Lombardozi, CCR.

**ACCEPTANCE OF MEETING MINUTES**

**September 21, 2016**

- There was a motion and second to approve as written.
- All eligible – aye, Opposed – none. Motion carries.

**September 28, 2016**

- There was a motion and second to approve as written.
- All eligible – aye, Opposed – none. Motion carries.

**ACCEPTANCE OF RESOLUTIONS**

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

- Motion to approve.
- **Roll Call:** Mr. Valcheck – yes, Mr. Monte – yes, Ms. Cellilli – yes, Vice Chairman Haines – yes, Chairman Dr. Sireci – yes. Motion carries.

**Frank and Debra COCUZZA – File #BA-16-01**

- Motion to approve.
- **Roll Call:** Mr. Valcheck – yes, Mr. Monte – yes, Ms. Cellilli – yes, Vice Chairman Haines – yes. Motion carries.

**Muslim Center of Somerset (Extension) – File #BA-16-06**

- Motion to approve.
- **Roll Call:** Mr. Valcheck – yes, Mr. Monte – yes, Ms. Cellilli – yes, Vice Chairman Haines – yes. Motion carries.

**BUSINESS FROM THE FLOOR**

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*) **Request to adjourn.**

1. Chris Corsini, Esq, Attorney for the Applicant noted that the issues with the county remain and the request is to adjourn with re-notice.
2. Mr. Anderson and Mr. Corsini discussed the notice requirement, of which none was provided for this hearing.
3. Joan Dowling, Esq, representing Mr. and Mrs. Van Nuys, expanded on the failure to notice.
4. Mr. Anderson advised the Board of their options.
5. There was a brief discussion on the extension of time of decision.
6. There was a motion and a second to dismiss the application without prejudice.

**Board of Adjustment Meeting  
October 5, 2016**

7. **Roll Call:** Mr. Valcheck – yes, Mr. Monte – yes, Ms. Cellilli – yes, Vice Chairman Haines – yes, Chairman Dr. Sireci – yes. Motion carries.

**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 28, 2016*

1. Mr. Stilwell and Vice Chairman Haines briefly discussed towers on farmland.
2. Mark Tinder, real estate appraiser, was sworn in and gave his qualifications which were accepted by the Board.
3. Mr. Tinder described the property and surrounding area.
4. Mr. Tinder testified based on his research and studies, there would be no reasonable potential impact on value associated with the proposed cellular installation.
5. Mr. Tinder described his methodology for how he came to that conclusion.
6. **Exhibit A-21:** Sales Comparison Analysis "Rohill" Neighborhood
7. **Exhibit A-22:** Sales Comparison Analysis "Glen Eyre" Neighborhood
8. There was discussion on drive-by appraisals, or only looking at a property from the outside.
9. **Exhibit A-23:** Sales Comparison Analysis "Tower Neighborhood" vs "Non-Tower Neighborhood"
10. There was discussion on the differences between the exhibit neighborhoods and this proposed monopole.
11. It was noted that in the neighborhoods Mr. Tinder studied, towers were existing when the homes were purchased.
12. Mr. Tinder testified based on his studies that the market value of these homes would not change with or without a tower.
13. Patricia Ruby Bachman, 364 Woods Rd, asked about different methodologies and visual effects of a tower and there was some discussion.
14. Kim Caridi, 321 Woods Rd, asked about the neighborhoods from Mr. Tinder's study.
15. Ms. Caridi and Mr. Tinder discussed other structures that have negatively impacted home values like high tension wires and gas stations.
16. Gabor Fari, 5 D'Alturi Drive, questioned the sample size. There was discussion on methodology and length of study.
17. There was discussion about a study done in River Vale, NJ.
18. Ms. Brock, realtor in Hillsborough, asked if there was any information about a monopole within 200ft of a residence. There was some discussion on resale of houses.
19. Jim Conn, 3 Vliet Dr, asked about the history of Mr. Tinder and his studies.
20. Rob Cotter, 1 Mc Intire Dr, and Mr. Tinder discussed his many comparison studies, more than the three he presented at this hearing.
21. Pat Reilly, 12 Vliet Dr, asked for further clarification on the impact of cell towers.
22. Larry Dowling, 8 Vliet Dr, asked about tax assessment and Mr. Tinder did not know.
23. Karen Schneider, 322 Woods Rd, and Mr. Tinder discussed aesthetics.
24. There was a motion and a second to hold a special meeting on October 26, 2016 and carry Verizon without further notice.
25. All aye, none opposed. Motion carries.

**BOARD OF ADJUSTMENT BUSINESS**

None

**CORRESPONDENCE**

None

**ADJOURNMENT**

The meeting adjourned at 10:13pm.

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