

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
October 19, 2016

Chairman Dr. Sireci called the Board of Adjustment meeting of October 19, 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.

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

Also in attendance: Jolanta Maziarz, Esq., Board Attorney (Woolson Anderson Maziarz P.C.); Patrick Gorman, Zoning Official/Assistant Planner; William H. R. White, III, P.E., C.M.E., Board Engineer (Maser Consulting, P.A.); Richard Brown, P.E., Board Alternate Engineer (Carroll Engineering); and Lucille Grozinski, CCR.

ACCEPTANCE OF MEETING MINUTES

October 5, 2016

- There was a motion and second to approve as written.
- **Roll Call:** Mr. Valcheck – yes; Mr. Monte – yes; Ms. Cellilli – yes; Chairman Dr. Sireci – yes. Motion carries.

ACCEPTANCE OF RESOLUTIONS

None

BUSINESS FROM THE FLOOR

None

PUBLIC HEARING - APPLICATIONS

Mark DelSanto (780 Riverside Dr) – File BA-16-03 – Block 12, Lot 3.24 – 780 Riverside Dr. Applicant seeking 'c' Bulk Variance for relief from Minimum Lot Size (20 acres required where 10.2 acres exists) and other such variances, waivers, and approvals that may be required to construct a detached single family house on property located in the AG District.

- Kathryn Kopp, Esq., Attorney for the Applicant, introduced the application.
- Mark DelSanto, Applicant, was sworn in.
- Mr. DelSanto described the proposal and clarified the use of the proposed garage.
- **Exhibit A-1:** Rendering of proposed exterior
- Thomas Decker, P.E., P.P., was sworn in and his qualifications were accepted by the Board.
- Mr. Decker described the existing site.
- Mr. Decker testified that the existing lot was approved by subdivision in 2002 but the minimum lot size and minimum lot width requirements were changed in 2014.
- There was brief discussion on the surrounding lots.
- Mr. Decker testified that the applicant will comply with all comments in the professionals' reports.
- **Exhibit A-2:** Aerial photographs
- There was discussion on the photographs.
- There was clarification on the shared driveway which has an existing deed of easement.
- No public questions.
- There was a motion and a second to approve.
- **Roll Call:** Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Mr. Monte – yes; Mr. Shockley – yes; Chairman Dr. Sireci – yes. Motion carries.

Subrata SEN – File BA-16-04 – Block 205.26, Lot 1 – 1 Mc Carles Dr. Applicant seeking 'c' Bulk Variance to place an accessory structure in a Front Yard other such variances, waivers, and approvals that may be required to construct an in-ground swimming pool on property located in the RA District.

- Subrata Sen and Kowsilla Pillay, Property Owners, were sworn in.
- Mr. Sen described the proposal.
- Mr. Sen testified that the property is a corner lot with two front yards.
- There was discussion on the existing fence.
- Mr. Sen and the Board discussed impervious coverage, which would not exceed the maximum.
- No public questions.
- There was a motion and a second to approve.

**Board of Adjustment Meeting
October 19, 2016**

- **Roll Call:** Mr. Valcheck – yes; Mr. Herbert – yes; Mr. Suraci – yes; Mr. Gladstone – yes; Mr. Monte – yes; Mr. Shockley – yes; Chairman Dr. Sireci – yes. Motion carries.

NY SMSA LP d/b/a VERIZON WIRELESS (Hillsborough Partridge SC) – File BA-16-02 – Block 152.06, Lot 27 (formerly Block 152, Lot 27C) – 256 Route 206. Applicant seeking Preliminary and Major Site Plan Approval and ‘d’(1) Use Variance for a non-permitted use and other such variances, waivers, and approvals required to provide a “small network node” on an existing rooftop and an equipment cabinet at grade, on property located in the C1 District. *EC Review: 07-25-16 Carried from September 7, 2016 without further notice*

- Mr. Suraci recused himself from this application and Ms. Cellilli left the meeting.
- Kevin R. Jones, Esq., Attorney for the Applicant, summarized the proposal.
- James Murawski, P.E., was sworn in and his qualifications were accepted by the Board.
- **Exhibit A-1:** Site plan, revision date July 19, 2016
- Mr. Murawski noted the revisions to the site plan reflect comments from the professionals’ reports.
- Mr. Murawski described the existing site, the proposed installation, and existing buffering.
- There was discussion on adding a cupola to camouflage the antenna.
- **Exhibit A-2:** Photograph of antenna enclosed in a pipe
- Bill Rossi, Lindstrom Drive, asked about negative impact to neighbors. It was determined that this question was for a different witness.
- Luisa Trani, 18 Lindstrom Drive, asked for clarification on distance required from cell towers to residential property lines.
- There was a discussion on small network nodes and the Township Ordinance.
- Susan Gulliford, Hunt Club Road, asked for clarification about the parapet and the trees behind the equipment cabinet for buffering.
- Mr. Murawski clarified that the existing tree buffer is not on the residential side of the site.
- Rosalie Sponenberg, 20 Lindstrom Drive, asked for further clarification on the buffering.
- Mr. Murawski testified the applicant will comply with the reports from the Planner, Engineer, and Fire Marshal.
- Margaret Lyons, RF Engineer, was sworn in and her qualifications were accepted by the Board.
- Ms. Lyons testified to that the proposed RF emissions are within the federal limit.
- Ms. Lyons discussed how the site was selected.
- **Exhibit A-3:** Existing sites without Hillsborough Partridge site
- Ms. Lyons testified to the need for capacity and that this proposal is to relieve capacity issues only.
- **Exhibit A-4:** Sector Traffic Data History and Projections, September 2016
- **Exhibit A-5:** Existing sites with Hillsborough Partridge site
- Susan Gulliford, Hunt Club Road, asked about co-location.
- Ms. Lyons testified that this antenna is only for Verizon and any other carriers would need to be a different antenna on the roof.
- Bill Rossi, Lindstrom Drive, questioned the distance of other small network nodes to residential areas.
- David Karlebach, P.P., was sworn in and his qualifications were accepted by the Board.
- Mr. Karlebach testified that the site is particularly suited for this use.
- Mr. Karlebach discussed the visual impact.
- There was discussion on camouflaging the antenna with a chimney to match the color of existing building, which the Applicant agreed to do.
- There was a motion to approve with the proposal with the conditions discussed. It was seconded.
- **Roll Call:** Mr. Valcheck – yes, Mr. Herbert – yes, Mr. Gladstone – yes, Mr. Monte – yes, Mr. Shockley – yes, Chairman Dr. Sireci – yes. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

None

CORRESPONDENCE

None

ADJOURNMENT

The meeting adjourned at 10:07pm.

Submitted by: Caitlin Davis, Planning & Zoning Clerk

Reviewed by: Patrick Gorman, Assistant Planner/Zoning Official