

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
December 14, 2016

Chairman Dr. Sireci called the Board of Adjustment special meeting of December 14, 2016 to order at 7:31 pm. 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> – Absent	Steve Monte (Alt. 1) – Present
Curtis Suraci – Absent	John Shockley (Alt. 2) – Present
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; Richard Brown, PE, Board Alternate Engineer (Carroll Engineering); Dr. Bruce Eisenstein, Board Consultant RF Engineer; and Lucille Grozinski, CCR.

ACCEPTANCE OF MEETING MINUTES

December 7, 2016

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

ACCEPTANCE OF RESOLUTIONS

BA-15-31 John LAZORCHAK

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

BA-16-02 NY SMSA LP dba VERIZON WIRELESS (Hillsborough Partridge SC)

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

BA-16-05 PILGRIM RIVER, LLC

- There was a motion to approve and a second.
- **Roll Call:** Mr. Valcheck – yes; Mr. Monte – 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 December 7, 2016.*

1. Mr. Oates was still under oath.
2. **Exhibit A-27:** Select Wireless letter to Volunteer Firehouse
3. Mr. Oates explained the redactions.
4. **Exhibit A-28:** Timeline of site acquisition
5. **Exhibit A-29:** Search area map
6. **Exhibit A-30:** Site Acquisition Request Form (SARF)
7. There was discussion and questions on the exhibits.
8. Mr. Simon cross examined Mr. Oates based on the new exhibits presented.
9. Mr. Anderson asked some clarification questions.
10. William F. Masters, Jr., PP, was sworn in and his qualifications were accepted by the Board.
11. Mr. Masters testified he examined the Township Master Plan.
12. Mr. Masters testified that this property is particularly suited for Verizon's proposed monopole.
13. Mr. Masters testified to the positive and negative criteria for the proposal.
14. **Exhibit A-31:** Photograph location aerial map
15. **Exhibit A-32:** Six color Photographs, views 1 through 3

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16. **Exhibit A-33:** Six color photographs, views 4 through 6
17. **Exhibit A-34:** Six color photographs, views 7 through 9
18. **Exhibit A-35:** Graphic reproduction of photo 5A
19. **Exhibit A-36:** Depiction of stealth options for the monopole
20. There was discussion on the last exhibit.
21. Mr. Masters discussed several reasonable conditions the Board might impose on the proposal,
22. Mr. Masters testified that the positive benefits of this application outweigh the detrimental impacts and visual impacts can be mitigated.
23. There was brief discussion on buffering.
24. Mr. Stilwell agreed to an extension of time of decision through January 31, 2017.
25. This application is continued to January 11, 2017 without further notice.

BOARD OF ADJUSTMENT BUSINESS

- None

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 10:39pm.

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

Approved