

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
January 11, 2017

Chairman Dr. Sireci called the Board of Adjustment meeting of January 11, 2017 to order at 7:36 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, <i>Vice Chairman</i> – Absent	Frank Valcheck – Present
John Stamler – Absent	Dr. Steven Sireci, Jr., <i>Chairman</i> – Present
Helen Haines – Present	Steve Monte (Alt. 1) – Present
Curtis Suraci – Absent	Philomena Cellilli (Alt. 2) – Present
Fred Gladstone – Present	<i>Seat Alternate 3 - Vacant</i>
	Paul Kaminsky (Alt. 4) – Absent

Also in attendance: Jolanta Maziarz, 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

December 14, 2016

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

ACCEPTANCE OF RESOLUTIONS

Resolution Extending the Agreement with Carroll Engineering

- Mr. Maski noted that there were no submissions for 2017 for the Alternate Engineer.
- He described the agreement that Carroll will continue to consult on the BA-15-18 application, Verizon Wireless – Hillsborough 5, at the same rates.
- There was a motion and a second to approve
- **Roll Call:** Mr. Valcheck – yes; Mr. Gladstone – yes; Ms. Haines – yes; Mr. Stamler – yes; Ms. Cellilli – yes; Chairman Dr. Sireci – yes. Motion carries.

Amending a Resolution Awarding a Professional Services Agreement to Dr. Bruce Eisenstein

- Mr. Maski informed the Board that the previously approved cap had been reached. The amount would be extended another \$6,000.
- There was a motion and a second to approve.
- **Roll Call:** Mr. Valcheck – yes; Mr. Gladstone – yes; Ms. Haines – yes; Mr. Stamler – yes; Ms. Cellilli – yes; Chairman Dr. Sireci – yes. Motion carries.

BOARD OF ADJUSTMENT BUSINESS

Board of Adjustment – 2016 Annual Report

- There was a motion and a second to approve.
- **Roll Call:** Mr. Valcheck – yes; Mr. Gladstone – yes; Ms. Haines – yes; Mr. Stamler – yes; Ms. Cellilli – 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 December 14, 2016.*

1. For the record, Mr. Stamler, Mr. Gladstone, and Ms. Haines certified they read the transcripts of meetings from which they were absent.
2. Mr. Masters, Applicant's Planner, agreed he was still under oath.
3. **Exhibit A-38:** Photograph simulations of a flagpole & flagless flagpole
4. There was discussion on this design.
5. It was noted that Mr. Stern will have testimony regarding this design but he is unavailable at this meeting.
6. Mr. Simon cross-examined Mr. Masters.

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7. There were a variety of questions including on the topics of the surrounding trees and topography, the existing baseball field, the lease, setbacks on the property, and variances required.
8. No questions from the public.
9. There was discussion on scheduling.
10. The Board canceled the February 15th meeting.
11. There was a motion to continue this application to February 22nd without notice. All aye, none opposed. Motion carries.

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 10:05pm.

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

Approved