

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
February 22, 2017 – Special Meeting

Chairman Dr. Sireci called the Board of Adjustment special meeting of February 22, 2017 to order at 7:33 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 – Present	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: Mark 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 Lucille Grozinski, CCR.

ACCEPTANCE OF MEETING MINUTES

ACCEPTANCE OF RESOLUTIONS

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

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, and other such variances, waivers, and approvals required to construct a new wireless communications monopole and equipment compound on property located in the RA District. *EC Review: 1-25-16 Continued from January 11, 2017 without further notice.*

- Mr. Stamler certified he read the transcript of the previous meeting.
- Rick DeLucry, Esq., Attorney for the applicant, was present.
- Robert Simon, Esq., Attorney for Objectors, called his witness.
- Robert F. Heffernan was sworn in and his qualifications as a real estate appraiser were accepted by the Board.
- **Exhibit O-4:** Heffernan’s property sales report
- Mr. Heffernan gave background on the report and testified to the material at length.
- Mr. Heffernan compared his methodology to that of Mr. Tinder who previously testified for the Applicant.
- **Exhibit O-5:** Size adjustments in Hillsborough Township, 6 pages
- Mr. Heffernan testified that his research indicates a substantial decrease in property value for properties affected by a monopole.
- The Board questioned the witness.
- Mr. DeLucry questioned the witness at length.
- **Exhibit A-39:** Two deeds for 4 Geiger Lane from 2004 and 2005.
- It was clarified that the property in question had two sales about a year apart with different sale prices.
- There was discussion on the exhibit.
- Mr. Simon performed a brief redirect.
- Mr. Heffernan testified that any stealth techniques previously discussed would not alter his conclusions.
- Cindy Klepich, Resident at Powelson Drive, asked for clarification about the importance of visibility of a monopole.
- There was discussion on other factors that may be a concern for potential homeowners.
- There was a motion to continue this application without notice to April 5, 2017.

BOARD OF ADJUSTMENT BUSINESS

CORRESPONDENCE

- 2017 Planning Partners Forums

ADJOURNMENT

The meeting adjourned at 10:42 pm.

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