

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**April 5, 2017**

Board Attorney Mark Anderson called the Board of Adjustment meeting of April 5, 2017 to order at 7:32 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> – Absent
Helen Haines – Absent	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); and Lucille Grozinski, CCR.

**BOARD OF ADJUSTMENT BUSINESS**

- Mr. Anderson explained that the Chairman is absent and the Vice Chairman is recused so a Chairman pro tem must be elected.
- Mr. Gladstone was nominated and it was seconded. There were no other nominations.
- **Roll Call:** Mr. Valcheck – yes; Mr. Monte – yes; Ms. Cellilli – yes; Mr. Gladstone – yes. Motion carries.

**ACCEPTANCE OF MEETING MINUTES**

**March 15, 2017**

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

**ACCEPTANCE OF RESOLUTIONS**

- None

**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 February 22, 2017 without further notice.*

- Peter Steck, PP, Objector's Planner, was sworn in and his qualifications were accepted by the Board.
- Mr. Steck testified to his familiarity with the application.
- **Exhibit O-6:** Aerial photographs with overlays and other site photos (4 pages)
- Mr. Steck described the exhibit.
- Mr. Steck discussed potential co-location and a height increase of the approved tower.
- He testified that due to other regulations, an increase in height would not require an appearance in front of the Board.
- Mr. Stilwell objected to this testimony.
- Mr. Steck described the two principal uses on the property: the fire company and the recreational baseball field.
- His testimony was that adding the proposed monopole would constitute a third principal use.
- Mr. Steck went on to discuss the wireless telecommunications ordinance.
- There was discussion on impervious coverage.
- Mr. Steck testified that based on his review of the record, the search area was artificially created.
- Mr. Steck discussed the negative visual impact of the proposed tower.
- There was lengthy testimony on the positive and negative criteria.
- Mr. Steck testified this site is particularly ill-suited for the proposed use.
- There was discussion on the lack of proposed buffering.
- The Board questioned the witness.
- Mr. Stilwell cross examined the witness.
- Mr. Steck answered questions about co-location statutes, noise generated by the proposal, buffering, and the

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search area.

- Mr. Simon asked a few redirect questions.
- Kim Caridi, Resident, 321 Woods Road, asked about generator noise and the use of an assembly room at the fire house.
- Erin Morris, Resident, 23 Vliet Drive, questioned that if the Applicant builds a flagpole, how the large flag would impact the neighborhood.
- No more public questions.
- Mr. Stilwell noted he has one more witness to testify.
- The By-laws stipulate that no new testimony shall be accepted after 10pm.
- The application will continue without further notice to April 19, 2017.

**CORRESPONDENCE**

- Ordinance 2017-02 – Adopted March 28, 2017

**ADJOURNMENT**

The meeting adjourned at 10:09 pm.

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

Approved