

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**June 28, 2017**

Chairman Dr. Sireci called the Board of Adjustment special meeting of June 28, 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 – Absent</i>	Frank Valcheck – Present
John Stamler – Present	Dr. Steven Sireci, Jr., <i>Chairman</i> – Present
Helen Haines – Present	Steve Monte (Alt. 1) – Present
Curtis Suraci – <i>Absent</i>	Philomena Cellilli (Alt. 2) – Present
Fred Gladstone – <i>Absent</i>	<i>Seat Alternate 3 - Vacant</i>
	Paul Kaminsky (Alt. 4) – <i>Absent</i>

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.

**ACCEPTANCE OF MEETING MINUTES**

None

**ACCEPTANCE OF RESOLUTIONS**

**Global Enterprises, LLC – File #BA-16-11**

- There was a motion and second to approve.
- **Roll call:** Mr. Valcheck – yes, Ms. Haines – yes, Mr. Monte – yes, Ms. Cellilli – 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, 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 June 7, 2017 without further notice.*

- Mr. Anderson gave a brief overview of what the Board will discuss.
- The Board discussed whether or not the application met the required proofs under the state and federal laws.
- The Board discussed the following topics:
  - Particular suitability of the proposed site
  - Need for a tower including: gap in coverage and signal strength; need for capacity; whether the proposed site will redress the need; existing facilities and other zones; reasonable, good faith search for alternatives; search area size and location; and alternative technology
  - Negative criteria including: visual impact; property values; safety issues; inconsistency with the Master Plan and zoning; multiple principal uses; and noise
  - If detriments can be reduced
  - If the proposal is the least intrusive means of supplying coverage
- The Board balanced the positive and negative impacts of the proposal.
- There was a motion to deny this application and it was seconded.
- **Roll Call:** Mr. Valcheck – yes, Mr. Stamler – yes, Ms. Haines – yes, Mr. Monte – yes, Ms. Cellilli – yes, Chairman Dr. Sireci – yes. Motion carries.

**BOARD OF ADJUSTMENT BUSINESS**

- None

**CORRESPONDENCE**

- None

**ADJOURNMENT**

The meeting adjourned at 9:40 pm.