

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
June 7, 2017

Chairman Dr. Sireci called the Board of Adjustment meeting of June 7, 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 – Left at 8pm</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>Left at 8pm</i>	Philomena Cellilli (Alt. 2) – Present
Fred Gladstone – <i>Left at 8pm</i>	<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 Michael Lombardozzi, CCR.

ACCEPTANCE OF MEETING MINUTES

May 17, 2017

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

ACCEPTANCE OF RESOLUTIONS

- None

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

- None

PUBLIC HEARING - APPLICATIONS

Elizabeth SANTORA - File BA-17-08 – Block 14, Lot 8 – 931 River Road. Applicant seeking 'c' Bulk Variance for relief from Maximum Impervious Coverage and any other variances, waivers, and approvals required to construct an addition on property located in the RS District and listed in the *Historic Preservation Plan Element, Hillsborough Township Master Plan*, Adopted April 5, 2001, as Site #92 "William C. Eyring House." (*HPC Review: 03-30-17*)

1. Peter Lanfrit, Esq, attorney for the Applicant, gave a brief introduction.
2. Erin Santora Lagrua was sworn in.
3. Ms. Lagrua described the property.
4. Ms. Lagrua testified the property was 3 acres originally and the DEP took 1 acre of the property.
5. Ms. Lagrua testified that she completed the Board's requirement of asking surrounding property owners if they would like to buy or sell any land.
6. **Exhibit A-1:** Buy/sell letter sent to DEP
7. **Exhibit A-2:** Buy/sell letter and response from Kennedy residence
8. No public questions for this witness.
9. Mark Yarrington, Applicant's architect, was sworn in and his qualifications were accepted by the Board.
10. Mr. Yarrington described the proposed addition and renovations.
11. **Exhibit A-3:** architectural plans
12. Mr. Yarrington testified that the addition will not change the historic look of the house.
13. Mr. Yarrington testified that there will be one kitchen and free flow access on the first floor.
14. No public questions for this witness.
15. Michael K. Ford, PE, Applicant's Engineer, was sworn in and his qualifications were accepted by the Board.
16. Mr. Ford described the property.
17. Mr. Ford testified the minimal impervious coverage increase would not affect runoff.
18. Mr. Ford testified the Applicant will comply with the professionals' reports.
19. No public questions for this witness.
20. Kevin O'Brien, PP, was sworn in and his qualifications were accepted by the Board.
21. Mr. O'Brien testified the application does not negatively affect the surrounding properties or the Township of Hillsborough.
22. No public questions for this witness.
23. There was a motion to approve the application as submitted. It was seconded.
24. Mr. Gladstone – yes, Mr. Suraci – yes, Mr. Valcheck – yes, Mr. Stamler – yes, Ms. Haines – yes, Vice Chairman Herbert – yes, Chairman Dr. Sireci – yes. Motion carries.

**Board of Adjustment Meeting
June 7, 2017**

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 May 17, 2017 without further notice.*

1. Mr. Suraci, Mr. Gladstone, and Vice Chairman Herbert are recused from this application.
2. Rick DeLucry, Esq. supplied the Board an outline of his summation on behalf of the Applicant.
3. Mr. DeLucry summarized the proofs required.
4. Mr. DeLucry went on to describe the benefits of the use and how negative criteria could be balanced.
5. Robert Simon, Esq. provided his outline to the Board.
6. Mr. Simon detailed how the Applicant did not meet the required proofs and other reasons to deny the application.
7. The Board discussed the schedule.
8. There was a motion and a second to schedule a special meeting on June 28, 2017 and continue this application without further notice.

BOARD OF ADJUSTMENT BUSINESS

- There was a motion to cancel the July 5, 2017 meeting. It was seconded.
- All aye, none opposed. Motion carries.

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 10:06 pm.

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