

**HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT**  
**PUBLIC MEETING MINUTES**  
**July 20, 2016**

Chairman Dr. Sireci called the Board of Adjustment meeting of July 20, 2016 to order at 7:32 p.m. 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 – Absent	Frank Valcheck – Present
John Stamler – Present	Dr. Steven Sireci, Jr., <i>Chairman</i> – Present
Helen Haines, <i>Vice Chairman</i> – Present	Steve Monte (Alt. 1) – Present
Curtis Suraci – Absent	John Shockley (Alt. 2) – Absent
Fred Gladstone - Absent	Philomena Cellilli (Alt.3) – Present
	John Torok (Alt. 4) – Absent

Also in attendance: Mark S. Anderson, Esq., Board Attorney (Woolson Sutphen Anderson, P.A); 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**

**June 15, 2016**

- A motion to approve, as written, was made and seconded.
- **Roll Call:** Mr. Valcheck – yes; Ms. Cellilli – yes; Mr. Monte – yes; Vice Chairman Haines – yes; Chairman Dr. Sireci – yes. Motion carries.

**ACCEPTANCE OF RESOLUTIONS**

**BA-15-22 Hillsborough Centre LP (STARBUCKS)**

- A motion to approve, as written, was made and seconded.
- **Roll Call:** Mr. Valcheck – yes; Ms. Cellilli – yes; Vice Chairman Haines – yes; Chairman Dr. Sireci – yes. Motion carries.

**BA-15-24 Muslim Center of Somerset (New Amwell Rd)**

- A motion to approve, as written, was made and seconded.
- **Roll Call:** Mr. Valcheck – yes; Mr. Monte – yes; Vice Chairman Haines – yes; Chairman Dr. Sireci – yes. Motion carries.

**BA-15-32 Sava and Nancy KAZANTZIS**

- A motion to approve, as written, was made and seconded.
- **Roll Call:** Mr. Valcheck – yes; Ms. Cellilli – yes; Chairman Dr. Sireci – yes. Motion carries.

**BUSINESS FROM THE FLOOR**

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 June 15, 2016.*

1. Warren Stilwell, Esq, Attorney for the applicant briefly summarized where the application left off.
2. Mr. Stilwell noted that the Board requested additional information from Mr. Stern, which he prepared.
3. Mr. Stern, RF Engineer, was still under oath.
4. **Exhibit A-10:** Revised exhibit A-2 for drive test data
5. **Exhibit A-11:** Coverage with Griggstown site (located in Montgomery Township)
6. There was discussion on placing towers on preserved farmland.
7. Upgrades to existing towers were discussed.
8. Mr. Stern testified that the tower can be designed for colocation if that is the Board's desire.
9. There was discussion on the Conard farm as a potential site.
10. **Exhibit A-12:** DAS design polygon
11. Mr. Stern discussed the additional utility poles required to use DAS.
12. **Exhibit A-13:** Update to Exhibit A-5, traffic on new trend lines
13. Rob Simon, Esq, Attorney for the Objectors, commented that he did not have time to review the newly presented material.
14. Mr. Simon requested to review the material before continuing the cross examination at the next hearing.
15. There was some discussion on when documents need to be submitted.
16. Chairman Dr. Sireci agreed to let Mr. Simon cross examine Mr. Stern in full at a later hearing.
17. Open to the public.

**Board of Adjustment Meeting  
July 20, 2016**

18. Chairman Dr. Sireci reminded the public that those represented by Mr. Simon may not ask questions.
19. Susan Gulliford, Resident, questioned increasing the height of the tower.
20. Mr. Stern testified that Verizon has no intention to extend the height over the proposed 120ft.
21. The proposed height and colocation requirements were discussed further.
22. There was discussion on terrain.
23. Jim Conn, Resident, asked about focusing antennas.
24. Mr. Stern testified that raising the tower higher would create interference.
25. Dr. Eisenstein, previously sworn, noted that service is limited by the power of handheld devices.
26. Frank Behnke, Resident, asked if there is a topographical map.
27. Mr. Stern noted that Exhibit A-11 is that map, as well as A-3 and A-1.
28. There was discussion on how height of the tower affects coverage.
29. Other hypothetical sites were discussed.
30. Mr. Stern testified about the necessary overlap between sites.
31. Dr. Eisenstein agreed with Mr. Stern's assessment of how overlap works.
32. Pat Reilly, Resident, and Mr. Stern discussed hypothetical sites for a cell tower.
33. There was a series of questions and responses about the FCC monitoring towers.
34. There was a short discussion on tower maintenance.
35. Jean Trujillo, Resident, asked about RF limits.
36. Mr. Stern referred to the RF Emissions report and discussed the mathematics.
37. There was a brief conversation on when this tower would reach capacity.
38. There was a five minute break.
39. Patricia Ruby Bachmann, Resident, questioned the complaint data presented.
40. There was a short conversation on "micro-cells" and other types of signal enhancing devices.
41. FCC and FAA requirements were discussed.
42. Paula Sargiotto, Resident, asked if pacemakers would be negatively affected by this tower.
43. There was a brief discussion about pacemakers and systems used inside hospitals.
44. Kim Caridi, Resident, and Mr. Stern discussed the complaints received.
45. There was additional discussion on the height of the tower.
46. Tom Wagner, Resident, and Mr. Stern discussed the significance of customer complaints.
47. Mike Delucia, Resident, and Mr. Stern discussed the additional poles required for Verizon to use DAS.
48. Douglas Ely, Resident, asked for further clarification for the usage of DAS.
49. There was a lengthy discussion on when a cell phone is using data as opposed to WiFi.
50. Larry Dowling, Resident, asked about the RF spectrums that have gone out to bid.
51. Mr. Stern summarized how the RF spectrum bidding and new spectrums work.
52. Al Wund, Resident, requested more information about the complaint data.
53. Dylan Calbert and Jay Westreich, Residents, made statements that they both live in this area and do not have good service for phone calls and text messages.
54. Mimi Chu, Resident, asked for clarification on the relationship between cell towers and airports.
55. Mr. Stern testified the FAA has a calculation to determine if a structure is tall enough to regulate.
56. Mr. Stern testified that the proposed 120ft tower would not trigger the regulations in relation to the Central Jersey Airport.
57. No further questions.
58. There was discussion on when the next hearing would take place as there are no regularly scheduled hearings in August.
59. Mr. Simon stated on the record that he has the right to cross examine tonight's witness and any following witnesses at a later date.
60. Mr. Stilwell noted that Mr. Stern would not be testifying at the proposed August 3<sup>rd</sup> date because that is not enough time to compile the information the Board has requested.
61. There was a motion and second to carry to August 3, 2016 without further notice. All aye, none opposed. Motion carries.
62. Mr. Maski listed the updated information that Mr. Stern agreed to provide 10 days in advance of his next appearance in front of the Board: a combined coverage map for Montgomery and the Conard farm site; the number of poles required for DAS accounting for the Griggstown and Conard sites; description of the ground elevations; a list of hospitals using interior systems; the time frame that the mapped complaints were collected; the number of complaints versus the number of customers in the area; and the tower height that would trigger FAA requirements in its proposed location.

**BOARD OF ADJUSTMENT BUSINESS**

- None

**CORRESPONDENCE**

- None

**ADJOURNMENT**

The meeting adjourned at 10:45pm.