

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
December 7, 2016

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

Also in attendance: Mark S. Anderson, Esq., Board Attorney (Woolson Sutphen Anderson, 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

November 2, 2016

- There was a motion to approve and a second.
- **Roll Call:** Mr. Valcheck – yes; Mr. Monte – yes. Motion carries.

ACCEPTANCE OF RESOLUTIONS

BA-15-26 Apex Sports and Events, LLC

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

BA-16-03 Mark DELSANTO (780 Riverside Dr)

- There was a motion to approve and a second.
- **Roll Call:** Mr. Valcheck – yes; Mr. Gladstone – yes; Mr. Monte – yes; Mr. Shockley – yes; Chairman Dr. Sireci – yes. Motion carries.

BA-16-04 Subrata SEN

- There was a motion to approve and a second.
- **Roll Call:** Mr. Valcheck – yes; Mr. Gladstone – yes; Mr. Monte – yes; Mr. Shockley – yes; Chairman Dr. Sireci – 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, to construct a new wireless communications monopole and equipment compound on property located in the RA District. *Continued from October 26, 2016.*

1. Chairman Dr. Sireci certified that he read the transcript of the October 26, 2016 meeting.
2. Mr. Simon continued his cross examination of Mr. Tinder.
3. There was some discussion on previous testimony.
4. Mr. Simon and Mr. Tinder went over the exhibits Mr. Tinder previously presented.
5. Mr. Tinder testified that he revisited the houses in Franklin Township in his study and that his appraisals were incredibly accurate for what the houses eventually sold for.
6. Mr. Tinder testified that he spoke with relators for some of the listings in his reports but not all of them.
7. **Exhibit O-1:** Multiple listings for properties in Mr. Tinder's studies
8. There was discussion on the view of the tower at the different properties in the studies.
9. Mr. Simon finished the cross examination of Mr. Tinder.
10. Joe Oates, Site Acquisition expert, was previously sworn and acknowledged he remains under oath.
11. There was discussion on a letter sent to the fire company with the cell tower proposal. Mr. Oates testified it was sent in 2014.
12. Mr. Oates testified in addition to 324 Woods Road, he left a voice mail or knocked on the door for one other property.

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13. There was discussion on the search area.
14. Mr. Oates testified that next week, he would bring the search area map and search area request form (SARF) originally provided to him.
15. Mr. Oates testified that the search area he was given was entirely residential.
16. There was lengthy discussion of the timeline of this proposal.
17. **Exhibit O-2:** Street map with search area drawn by Mr. Simon
18. **Exhibit O-3:** Zoning map with search area drawn by Mr. Simon
19. Mr. Oates testified he did not contact or research properties outside of the search area.
20. Mr. Simon finished his cross examination of Mr. Oates.
21. The Board asked several questions of Dr. Eisenstein regarding site acquisition and alternate proposals.
22. The application was continued to December 14, 2016.

BOARD OF ADJUSTMENT BUSINESS

- There was a motion and second to cancel the meeting for December 21, 2017 and add a special meeting on January 11, 2018 with reorganization at 7pm followed by the regular meeting at 7:30pm.
- All aye, none opposed. Motion carries.

CORRESPONDENCE

- Utilities Memo from David Maski

ADJOURNMENT

The meeting adjourned at 10:31pm.

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

Approved