

HILLSBOROUGH TOWNSHIP BOARD OF ADJUSTMENT
PUBLIC MEETING MINUTES
April 19, 2017

Chairman Dr. Sireci called the Board of Adjustment meeting of April 19, 2017 to order at 7:35 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 – Present	Dr. Steven Sireci, Jr., <i>Chairman</i> – Present
Helen Haines – Present	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); Dr. Bruce Eisenstein, Board Consultant RF Engineer; and Lucille Grozinski, CCR.

ACCEPTANCE OF MEETING MINUTES

April 5, 2017

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

ACCEPTANCE OF RESOLUTIONS

BA-16-13 Michael DUDZINSKI (Dec 2016)

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

BA-17-02 William and Kristen BANNISTER

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

BA-17-03 Christopher and Melissa PFEIL

- There was a motion to approve as written and seconded.
- **Roll Call:** Mr. Valcheck – yes; Mr. Gladstone – yes; Ms. Haines – yes; Mr. Monte – 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, 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 April 5, 2017 without further notice.*

1. Rick DeLucry, Esq., Attorney for the Applicant, noted that the witness will be late to the hearing.
2. There was discussion on the summations. The Board requested written summations from both attorneys.
3. Mr. Simon opposed a written summation.
4. The Board, Mr. DeLucry, and Mr. Simon agreed that the two attorneys will provide an outline to the Board to follow along during an oral summation.
5. Mr. Maski noted that the three members absent at the last hearing have certified that they read the transcript.
6. The witness had still not arrived and members of the public expressed concern.
7. The Board questioned the Consulting RF Engineer, Dr. Eisenstein.
8. There were extensive questioning by the Board including questions regarding coverage requirements, the DAS system, alternate locations for monopoles, small network nodes, frequency bands, and data capacity of sites.
9. There was a short recess.
10. Chairman Dr. Sireci noted that the Applicant's and the Objectors' attorneys will have an opportunity to ask questions of Dr. Eisenstein at a later date.
11. Christian Fulmino, President of Volunteer Fire Company #3, was sworn in.

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12. Mr. Fulmino described the property in question.
13. Mr. Fulmino testified that if trees for buffering were requested, he would agree to plant trees.
14. Mr. Fulmino testified to the problems with service on the property and in the Fire House.
15. There was a brief discussion on accessible wifi.
16. Mr. Simon cross-examined the witness.
17. Mr. Fulmino testified about the monetary value of the cell tower.
18. There was discussion on the previous wireless communications tower application.
19. There was questioning on the income for Fire Company #3.
20. Mr. Anderson asked a few clarification questions.
21. Open to Public questions.
22. Tricia Ruby Bachman, Woods Road, asked about the Fire Company's process for considering this application and supporting it.
23. Ms. Bachman also asked about the monetary profit from a proposal like this one.
24. Karen Schneider, Woods Road, questioned the cost of the previously built addition.
25. Judy Haas, Titus Court, asked for clarification on several topics related to financials.
26. Jeff Constantino, Resident, asked about the importance of the monetary gain from the proposal.
27. Erin Morris, 23 Vliet, asked Mr. Fulmino about a meeting with the residents the previous year.
28. Lloyd Haas, Titus Court, asked about the history of the Fire Company obtaining the property in question.
29. Hugh Brennan, 24 Pembroke Terrace, questioned the timeline of the addition to the fire house and the current application. He further asked about the mortgage for the property.
30. Denise Wagner, 7 Vliet Drive, asked about the Fire Company's vote to move forward with this application and how knowledgeable the members of the Fire Company were about the contract.
31. Barbara Kaulius, 8 Hickory Hill Road, asked about profit from rental of the bay for the fire equipment. She further asked about the vote in favor of this application within the Fire Company.
32. Ray Horowitz, Vice President of the Fire House, asked a procedural question.
33. Karen Schneider, Woods Road, asked about the construction of the building that would prevent service inside.
34. Jean Trujillo, 5 Eric Court, asked about wireless coverage on Millstone River Road.
35. No more public questions.
36. The Board discussed the next meeting.
37. The application was continued to May 17, 2017 without further notice.

BOARD OF ADJUSTMENT BUSINESS

- None

CORRESPONDENCE

- None

ADJOURNMENT

The meeting adjourned at 10:43 pm.

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