

# October 2, 2013

Chairman Schwemmer called the regular Meeting of the Board of Adjustment of October 2, 2013 to order at 7:00 p.m.

**MEMBERS PRESENT:** Craig Schwemmer, Elliott Averett, Anthony Spina, Frank Baguiao, Robert Bridgman, Harvey Ort, Morris Bauer  
**Alternate Members:** Geoffrey Price, Dorothy Walter  
**Members Absent:** -  
**Others Present:** Secretary Barbara Margolese, Engineer Leon Hall, Attorney Gail Fraser, Planner David Banisch

STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT - Adequate notice of this meeting was published in the Observer-Tribune on January 17, 2013 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

Pledge of Allegiance.

## MINUTES

1. September 4, 2013 Regular Meeting

A motion was made by Mr. Spina to approve the minutes of September 4, 2013 as presented, seconded by Mr. Price. A voice vote was taken; all were in favor. The motion carried.

Ayes: Elliott Averett, Geoffrey Price, Craig Schwemmer, Frank Baguiao, Dorothy Walter, Anthony Spina, Robert Bridgman, Harvey Ort

Nays: None Abstentions: Morris Bauer

The meeting was opened to the public for non-agenda items.

As there were none the meeting was then closed to the public for non-agenda items.

## APPLICATIONS

1. Terence Stone & Laurie Campanelli – Block 52, Lot 9 – 31 Sky Top Road – R-5 Zone  
Variance to allow single family dwelling construction on a non-dedicated street &  
Variances for pre-existing non-conformities (front yard setback, lot width, lot frontage, min. lot size) - Deemed complete on July 3, 2013

The Board Clerk announced that the applicant had requested that the public hearing for his application be carried to the November 6, 2013 meeting.

A motion was made by Mr. Averett, seconded by Ms. Walter to carry the public hearing for Terence Stone and Laurie Campanelli's application until the November 6, 2013 Board of Adjustment meeting. A voice vote was taken; all were in favor. The motion carried.

Ayes: Elliott Averett, Geoffrey Price, Craig Schwemmer, Dorothy Walter, Anthony Spina, Robert Bridgman, Harvey Ort Nays: None Abstentions: Frank Baguiao

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2. Sprint Spectrum and JCP&L - Block 51, Lot22.02 – 220 Middle Valley Road- R-5 Zone  
Wireless communications tower and 4 equipment cabinets -Conditional Use Preliminary  
& Final Site Plan Application with Variances for Tower Height and Setbacks  
Representatives present: Attorney Greg Meese and Architect Frank Colasurdo

Mr. Bauer recused himself from hearing this application due to a conflict of interest. It was noted that the plans had been submitted after the ten days prior to the meeting deadline. Engineer stated that there are two outstanding items which the applicant needs to address. He stated that the site plan legends for the site plan need to be added to the plan. And that all soil types on the tract need to be shown on the plan. Mr. Colasurdo pointed out the environmental document which shows the soil types in the application.

A motion was made by Mr. Spina, seconded by Mr. Ort to deem the application as complete subject to the legends being placed correctly on the site plan and that the revised plans must be submitted ten days prior to the public hearing. A roll call vote was taken; all were in favor. The motion carried.

Ayes: Elliott Averett, Geoffrey Price, Craig Schwemmer, Dorothy Walter, Anthony Spina, Robert Bridgman, Harvey Ort, Frank Baguiao Nays: None Abstentions: None

Attorney Greg Meese stated that he and Architect Frank Colasurdo had a conflict with the November 6, 2013 meeting. It was announced that the application for Sprint is being carried to the December 4, 2013 meeting. Mr. Meese said that he will renounce for the December 4<sup>th</sup> meeting.

The Board discussed having Dr. Bruce Eisenstein as their radio frequency expert for the Sprint application. The Board decided to have the Board Clerk contact Dr. Eisenstein to see if he will be able to be the Board's radio frequency expert.

Engineer Hall recommended that the applicant provide a list of all cell towers in Washington Township.

## **DISCUSSION ITEMS**

### 1. Vouchers

Vouchers from Banisch Associates for \$260.00 and \$715.00, from Anderson & Denzler for \$227.50 and \$65.00 and \$357.50, Gail Fraser for \$91.80 and \$107.10 and \$168.30 and \$91.80 were reviewed. The motion to approve the submitted voucher was made by Mr. Averett and seconded by Mr. Spina. A voice vote was taken; all were in favor and the motion carried.

Mr. Spina made a motion to adjourn, seconded by Mr. Averett. A voice vote was taken; all were in favor and the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Barbara Margolese, Secretary

**October 2, 2013**