

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
PLANNING BOARD

February 9, 2022

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

ABSENT:

Shawn Taylor, Chairman
Laurence Bravman
Brad Cohen
Joseph Criscuolo
Charles Heppel
Steve Philips
Laurence Reiss
Muhammad Hashmi
Adam Neary

James Wendell
Julie Clarke

ALSO PRESENT:

Lawrence B. Sachs, Esquire
Keith Kipp - Director of Planning/Zoning
Loren Morace - Secretary
Jennifer Berger - Executive Administrative Assistant
Anthony Abbonizio - Engineer
Maryann Bucci Carter - Planner

MINUTES

January 26, 2022 - Motion to approve by Mr. Bravman,
second by Mr. Neary. Minutes approved.

OLD BUSINESS

Application #21-07 - Sadhu Vaswani Center - Proposed
demolition of existing structures to construct a
place of assembly and nursery school located at 110
Ryders Lane, blocks 593.01, 594, lots 3, 4, 7.93, in
the R-3 zone. Mandatory date March 1, 2022.
Meeting continued to March 9, 2022.

ADJOURNMENT

Motion to adjourn by Mayor Cohen, second by Mr. Philips. Meeting adjourned at 11:13 p.m.

THE CHAIRMAN: Good evening, all. This is the February 9 meeting of the East Brunswick Township Planning Board. The township is using the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19 as part of the township's ongoing effort to slow the rate of transmission and avoid overwhelming our treatment centers. The dial-in information and the agenda have been posted on the township web site and are posted on EBTV for members of the public. Members of the public can call in with the number provided if they have any questions for planning board members. You will have 3 minutes to speak. Should you have any further comment or questions, the planning and engineering office is always available by e-mail and phone. Each member of the public shall have only one opportunity to speak during the public session. Thank you in advance for your patience as we implement this new technology to continue to move the township forward during this health emergency.

Just give me a sec. I'm sorry. I'm having trouble finding my agenda here.

Okay. I apologize for that delay. In lieu of the pledge allegiance, may we all have a moment of silence for those who have suffered and are still suffering during this horrible pandemic.

(Moment of silence)

Thank you. And, Loren, will you please call the roll.

MS. MORACE: Mr. Neary.

MR. NEARY: Here.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Here.

MS. MORACE: Mr. Philips.

MR. PHILIPS: Here.

MS. MORACE: Mr. Reiss.

MR. REISS: Here.

MS. MORACE: Miss Clarke. Mr.

Criscuolo.

MR. CRISCUOLO: Here.

MS. MORACE: Okay. I know I saw you.

Councilman Wendell. Mr. Heppel.

MR. HEPPEL: Here.
MS. MORACE: Mr. Bravman.
MR. BRAVMAN: Here.
MS. MORACE: Mayor Cohen.
MAYOR COHEN: Here.
MS. MORACE: Chairman Taylor.
THE CHAIRMAN: Here.

The next item on our agenda are the minutes of January 26, 2022, which we received in our correspondence. Just a reminder to the board. We do minutes by -- we adopt minutes by voice vote. What is the board's pleasure with the minutes of January 26, 2022.

MR. BRAVMAN: Motion to approve.

THE CHAIRMAN: So moved. Do we have a second?

MR. NEARY: Second.

THE CHAIRMAN: Moved and seconded. Any comments, corrections? Seeing none, all those in favor of the minutes as submitted, signify by say aye.

Any opposed? Any abstentions?

Okay, the minutes pass.

Moving on to old business, we have application 21-07 -- and excuse my pronunciation -- the Sadhu Vaswani Center.

Mr. Pape, I believe you are here on that.

MR. PAPE: Mr. Chairman, yes, Kenneth Pape on behalf of Sadhu Vaswani Center. Thank you. This is a continued hearing. We were last before the board last summer and since that time have made very substantial changes to the plans, and before we begin with a substantive presentation, Mr. Chair, board members, board profession, I would ask if you could confirm receipt of our notices and confirm that the board has jurisdiction to hear the application this evening.

MR. SACHS: Yes, Mr. Chairman, I have reviewed the affidavit of publication and proof of service submitted by Mr. Pape, and the board does have jurisdiction for the application this evening.

THE CHAIRMAN: Thank you, Larry. Please continue.

MR. PAPE: To the board members and to all who are listening, there was an error in -- last year in December from -- that came from me with the legal notice. I apologize for any inconvenience that caused anyone. It was my error in the preparation of the notice, so please accept my

apology.

This evening our presentation will be made by a number of professionals, but it will begin with a representative of the center. Mr. Lalwani has a statement that he'll read before we begin our presentation, but just before Mr. Lalwani begins, I'd like to share with all that in the 5 months that followed our meeting with the -- with this board, our clients redesigned the project from the ground up. They -- the building was originally a three-story building. It's a two-story building. The building's overall height has been substantially reduced, and the grading has been -- has also been affected in a positive way. We actually were able to lower the first floor by 3 feet by moving the building further away from the residential neighborhood. So you have a reduction in the first floor level and a reduction in the height of the buildings. There is considerable change in the landscaping plan. The variances that were requested for the parking lot design have been removed. We have a compliant parking lot.

The -- all of this came at consider -- considerable expense, and that's our clients issue, not the board's, but considerable work and considerable focus and effort. I am comfortable stating as we begin that you'll find that our clients made very substantial changes to their plans, responsive to the board members, board professionals, and public. We did not make every change that was requested by everyone. We couldn't. They -- some of the requests were in 180-degree juxtaposition. What we did is we reduced the height of the building, pulled the building away from the residential community, and substantially changed the landscaping and appearance along Perry Road.

That's the -- my opening overstatement. The particulars will be presented to you by the professionals. Mr. Lalwani will make a statement on behalf of the center and will be followed by Rick Wiener, who is the site designer; Scott Kennel, who is our traffic expert; Yoshita Chandrani, who is the architect; and our last professional witness that we intend to call is Allison Coffin. We do have with us Jay Patel, who designed the stormwater system on the site. I don't intend to call him, but he will be available if there are questions of him.

And with your permission, Mr. Chair, I'd like to introduce to you Mr. Lalwani and ask that he be sworn in, and he has a statement to share with

all.

THE CHAIRMAN: Certainly, Mr. Pape.

Mr. Lalwani, I don't know that I can see you on my screen, but please raise your right hand, and do you swear to tell the truth, the whole truth, so help you God?

MR. LALWANI: I do, Mr. Chairman.

THE CHAIRMAN: And just -- there you are. Okay. Just state your name, spell your last name for the record, and tell us your association with the project.

MR. LALWANI: Mr. Chairman, my name is Ashok Lalwani, L-a-l-w-a-n-i, and I serve as the chief executive officer of the Sadhu Vaswani Center of New Jersey.

THE CHAIRMAN: Welcome.

MR. LALWANI: Thank you, Mr. Chairman. Mr. Chairman, Mr. Mayor, members of the board, township professionals, and assembled members of the public, thank you for the opportunity to come once again in front of you to present our revised application.

The Sadhu Vaswani Center of World Peace cannot be built on the foundation of disharmony. That would defeat our very purpose. It must be built on the bedrock of friendship and love. Our very charter promotes harmony, peace, understanding, and conflict resolution through dialogue and good will. The America we witness today seems to have forgotten the golden rule, but here in the center of New Jersey, we must uphold a torch that renews our affirmation and faith in this cardinal principal.

Over the last few meetings, we heard genuine discomfort expressed by some of our neighbors. Even as we presented an application that was largely -- that largely conformed to the zoning ordinances, the size and height of our proposed structure caused a serious concern to our neighbors. They confessed their willingness to open their hearts and minds to being good neighbors and to the beauty of our ultimate purpose but worried about the impact this would have on the neighborhood aesthetics and by extension their property values.

The neighborhood representatives very clear -- very creatively offered an alternative that would move our proposed structure closer to Ryders Lane. We (inaudible) considered this alternative in consultation with township professionals; however, it was determined to be unworkable based upon the existing codes.

So at enormous new cost, we chose to go back to the drawing board and re-engineer from scratch, this time considering the key concerns expressed by our neighbors as well as comments by board members. As a result, Ken and our professionals are now ready to present a significantly scaled down version of our plan. The main building is much smaller in height, and the improvement will cost even more to build, but to us, it is beautiful for it will be built with a contribution from all stakeholder. This time it conforms not only to the spirit of the regulation but also to the symmetry of the surroundings. In doing so, our very first act as a center for world peace will stand as a testament to our goals.

We hope and pray that the sincerity of our joint efforts will bring to the Township of East Brunswick as well as to our neighborhood the blessings of the sweet Lord. We are here to his service.

Thank you.

MR. PAPE: Thank you.

THE CHAIRMAN: Thank you very much.

MR. PAPE: Mr. --

THE CHAIRMAN: Questions. Do you think -- is there a more appropriate time at the end. Mr. Pape, I'll --

MR. PAPE: Mr. Taylor, I think that it would -- we have a presentation for the board.

THE CHAIRMAN: Right.

MR. PAPE: After each witness, we understand your process is, having participated in them -- we understand the township and the township's professionals may examine them and that we'll do the full examination by the public at the conclusion of all witnesses. Mr. Lalwani's testimony -- statement was intended to be an opening statement to --

THE CHAIRMAN: Great.

MR. PAPE: With your permission, we're ready to start the substantive presentation.

THE CHAIRMAN: Absolutely. I just wanted to check with Mr. Lalwani in case he was anticipating any questions. Terrific. Well, Mr. Pape, then I will turn it over to you. Please call your first witness.

MR. PAPE: Surely. Richard Wiener, Rick Wiener is our -- he's the planner and landscape architect who prepared the plans. He was sworn, and his credentials were shared with the board. I would

like to have him sworn again this evening and very briefly just so that the record is complete have his credentials and go right to the presentation of the revised plan.

THE CHAIRMAN: Good evening, Mr. Wiener. If you could raise your right hand, please. Do you swear to tell the truth, the whole truth, so help you God?

MR. WIENER: I do.

THE CHAIRMAN: Please state your name, spell your last name for the record, and give us a bit of your CV, because as Mr. Pape said, you were qualified in the past.

MR. WIENER: Rick Wiener, W-i-e-n-e-r. I'm a New Jersey licensed landscape architect and professional planner. I'm a principal at Crest Engineering for 36 years now, and I've testified before numerous planning boards throughout central New Jersey.

MR. PAPE: And, Mr. Chair, that's a replication of the credentials placed on the record in July. Just wanted the record to be complete. I would ask if you could affirm that he may testify in his area of expertise.

THE CHAIRMAN: We are absolutely happy to qualify you as an expert this evening.

MR. WIENER: Thank you.

MR. PAPE: Mr. Wiener, is there an exhibit that you would like to call up or would like Miss -- you would like to call up or would like the township to call up.

MR. WIENER: I'm going to try this, okay. Can everyone see that?

MR. PAPE: Yes.

MR. WIENER: So this is the new revised site display exhibit. I don't know, Keith, if it has a new exhibit number that we need to mention.

MR. PAPE: I think we should award it --

MR. SACHS: Yeah, let's mark it with an exhibit number.

Loren, what was the last one we had marked back last year?

MS. MORACE: A-14.

MR. SACHS: All right, so this would be A-15?

MS. MORACE: Yes.

MR. SACHS: Okay.

MR. PAPE: Mr. Wiener, if you would read the title block and the date.

MR. WIENER: This is -- the plan is

called the site display. It is dated 12-10-21.

MR. PAPE: And I'm going to ask you if you could orient us north, south, east, west, and then beginning at Ryders Lane, if you could take us through the site, pointing out the elements of the plan and where changes were made.

MR. WIENER: Okay. So just as a reminder, the Corona Road side to the left is actually the north, and you can see the compass rose at the top of the drawing here to help you out with that. So as I mention north, south, east, west, you'll know where we're talking about.

Beginning on the Ryders Lane side, the entrance has now been consolidated to the north, and the separate ingress and egress was eliminated. The need to upgrade the existing guide rail at the southwest property corner is now unnecessary.

The project sign has been relocated to be near the new entrance. It is a total of 34.7 square feet, including all elements of the sign, and therefore, it conforms to the ordinance allowance of 35 square feet. The sign contains no digital sign panel. The sign will be lighted with ground mounted floodlights, which will be on a timer and will not operate between the hours of 7 p.m. -- or I'm sorry -- 10 p.m. and 7 a.m.

The parking lot. The new configuration now contains the required 75 spaces.

The trash enclosure has been relocated to the north adjacent to the gas station for use by all on-site uses. The height of the refuse container will not exceed the height of the enclosure. Timing of pickups will be coordinated with the hauler to sure no conflicts with pre-K traffic.

As previously, the underground stormwater management system is proposed under the front parking lot.

The landscape islands in the parking lot, the ordinance requires 6 feet by 40 feet. We provided 12 feet wide by 36 feet to align with the 18-foot parking spaces. This provides nearly twice the landscape area to support tree growth.

To support snow removal operations during major snow events, we have added gates and depressed curb areas along the top of the wall along the southern parking area to allow for loaders to stockpile snow in the natural area below.

The parking lot has been extended on the northeast side to reach the new pre-K building.

There is no drop-off permitted. Parents and guardians are required to bring the children in and take them out.

The Sadhu Vaswani Center building. It's been relocated to be closer to Ryders Lane and south further from the Corona Road properties now 140 feet away. The new building contains 16,133 square feet and is now only two stories. Moving the building downhill and southwest, we were able to lower the first floor elevation by 3 feet. This building now contains the prayer hall, dining hall, parsonage, and yoga area. No facade signs are proposed.

Although a designated loading area is not provided, deliveries are limited to van and 30-foot box truck deliveries, which can be accommodated at the covered drop-off in front of the center.

Further testimony on the building details will be provided by our architect.

Moving to the Perry Road side of the project. Four, Six, and Eight Perry Road will be eliminated along with the associated existing bulk variances. No public access to the center will be provided to the center as the frontage is completely fenced off from Perry Road. This will help to eliminate parking on Perry Road by visitors to the site. The existing driveway to 4 Perry Road will remain to be utilized for emergency vehicle access to the site only and will contain a gate restricted to township emergency vehicle use. The only gate in the fence will have an emergency push bar from the inside of the site.

The retaining walls along Perry Road. In order to achieve a suitable buffer along the Perry Road streetscape, two retaining walls are proposed. The first, nearest the road, is a freeform wall ranging from 1 to 5 feet high, varying with the existing topography. The second is a higher wall and forms the back of the berm and varies in height from 5 and a half feet to 10 and a half feet above the existing road grades. Additionally, a solid 6-foot-high fence is proposed at the top of the second wall. As previously, the applicant is requesting a variance for the fence height and type in the front yard. We believe the solid 6-foot fence is important not just for screening and privacy but also as a backdrop for the significant landscaping that will occur in front of it. There is then a 5-foot drop to grade on the building side of the second wall. Twelve- to

fourteen-foot evergreens are provided at the top of the wall with evergreen and deciduous flowering shrubs in front of them between the two walls. New street trees have been added along the entire frontage.

And I'm going to change to the next exhibit, which is entitled the Perry Road section.

MR. SACHS: Let's mark this A-16.

MR. WIENER: A-16. Okay, so for this, you can see -- here's Perry Road to the right, and as it slopes up -- and this is just a section through a part of the wall, and you can see the first wall, which then slopes up again to the second wall with the 6-foot fence on top. These are the evergreens that will be planted. This is the size they will be planted, and obviously, these will grow significantly taller over time. This is the 5-foot drop that I referred to before you get to the building.

Okay. The meditation garden, which is on the southeast part of the property and is essentially 8 Perry Road property. The garden area is only accessible from within the center building. The entire area is fenced off on all sides. A detailed plan of the garden is now included in our drawing set, and the existing pool will be removed.

Within a more formal outdoor area associated with the exit from the lobby, a shallow water feature, fountain, reflecting pool is proposed surrounding -- surrounded by evergreens to create a separate outdoor experience from the more informal gardens beyond where the bed lines are more freeform and natural. Walkways and landscape areas within this second space will provide many opportunities for benches, planters, sculptures, and monuments associated with all religions and cultures. Overall the garden landscape program is a combination of existing and proposed trees along with flowering shrubs, perennials, and annuals to be installed over time.

There are currently three sheds on the 8 Perry property. The intent is to keep two to be maintained for storage of landscape equipment and supplies for the gardens. A variance is required since the sheds were originally constructed too close to the property line. Ten feet is required; approximately 6 feet is the existing condition.

So now I'm going to move to the northeast, which is the pre-K building. This will replace the daycare use, which was previously

proposed inside the center building. It is located at the same location as the existing house on 4 Perry in terms of the width and setback of the building. It is designed in a residential character and complies with the bulk ordinance requirements for the zone. It is connected to the center by a covered walkway. The associated play area is behind the building, which is surrounded by a 4-foot-high aluminum fence. Play equipment will be selected. No play surfaces are proposed other than the lawn area. Further, more detailed testimony will be provided by our architect.

I'd just like to talk a little bit about green design items. The center building will provide rooftop solar panels. A roof drain water harvesting system is proposed to help with landscape irrigation. Pervious concrete will be utilized within parking stall areas to allow stormwater to filter through. In accordance with the NJDEP criteria for the surface, the maintenance and inspection program will be implemented, which includes vacuuming up to four times a year.

In accordance with the ordinance, electric vehicle charging spaces have been provided. This will be relocated -- these will be relocated from where they are currently to avoid conflicts with sidewalk areas.

LED lighting is provided in the parking and walkway areas.

Removal of nearly 2,500 square feet of asphalt, which currently exists within the wetlands buffer area along the Saw Mill Brook, and restoration of the area with native plantings.

A stormwater management system is provided, something the site does not currently have.

Preservation of perimeter large healthy trees and plantings and adding 140 new trees and nearly 500 shrubs.

A couple of miscellaneous things. Each building will have its own backup generator. The backup generator for the center is located behind the pre-K building below the retaining wall. The pre-K generator is proposed on the north side in proximity to the proposed utility room for the pre-K building and will be surrounded by fencing and is expected to be typical of residential generators in size and noise generation.

In order to achieve these changes, the variance for maximum lot coverage increased from

41.3 percent to 46.7 percent where the ordinance allows 30 percent. Further testimony on this will be presented by our planner.

We will comply with the other technical elements of the board engineer's review letter regarding grading, drainage, stormwater and utilities.

That completes my presentation.

MR. PAPE: Thank you, Rick. Thank you for being so organized and succinct.

That is Mr. Wiener's direct presentation, and, Mr. Chairman, board members and board professionals, Mr. Wiener is prepared for your examination at this time if you so choose.

THE CHAIRMAN: Yeah, are there any -- are there any board questions for this witness? If I can't see everybody, just kind of yell out.

MR. BRAVMAN: Shawn, it's Larry Bravman. I have a question.

THE CHAIRMAN: Okay, Larry. Okay.

MR. BRAVMAN: Good evening, Mr. Wiener.

MR. WIENER: Good evening.

MR. BRAVMAN: Could you repeat -- and I apologize -- the Perry Road -- you had talked about whether there was going to be any access from Perry Road. I think you briefly talked about if there was going to be any type of parking and access to the site. Can you just repeat that again because I believe when we looked at the plans last time, there was reference to some type of gate that was going to go from the I guess the east part of the property onto Perry Road. Can you just recapture that again, please.

MR. WIENER: Sure. As I had mentioned with the berm, there is a fence that is proposed along the entire top 6-foot-high fence along this area all the way to this building here, and then the fence in this goes back that way. This is the only gate, and it's there because this is the emergency vehicle access parking. So they will be -- so they will have a key and be able to open the gate, but nobody else can get in that way. There is from the inside in case of an emergency and people need to get out a push bar on this gate where they would be able to leave the site. Other than that, there's no way to get into the property from this side.

MR. BRAVMAN: What would prevent any people using that push bar to open it up to allow people to then come walk down the emergency access route and into the back of the property because they

parked along Perry Road or Corona Road?

MR. WIENER: I very honestly do not have an answer for that.

MR. BRAVMAN: Is that push bar going to be an alarmed bar or anything?

MR. WIENER: Yes, okay.

MR. BRAVMAN: I guess my concern would be if -- as it's presented, it sounds as if the applicant is truly trying to focus all the parking where it, you know, should be in the parking facility or the parking field and sounds to be discouraging any type of parking on Perry Road, Corona Road, but I guess part of that we need to know that implemented is there will be no pedestrian access. While we say it's not permitted, while the applicant says it's not permitted, I guess my concern would be it still could be something that would be allowed.

MR. PAPE: If I may, Mr. Bravman, I think the push bar for people to get out in the event of a fire emergency is a necessity, but to -- as a -- to provide a further assurance -- to provide a further assurance that it does not get misused, we could put an audible alarm so that anyone who opens it would be triggering that audible alarm.

MR. BRAVMAN: That would be helpful, Mr. Pape.

MR. PAPE: And there's no objection to that. It is not intended to be misused. It is intended as a safety feature solely.

MR. BRAVMAN: So therefore, as I guess Mr. Wiener indicated, other than -- and I guess it's hard because we're all looking at it, and I know he had his cursor moving before, the arrow cursor. Other than where he is now, that access, everything else is fully fenced in so there would be no ability of any pedestrians to come off of Perry Road from the east side of the property to gain access to then the buildings, the structures, the school, or anything else, the meditation gardens, anything like that.

MR. WIENER: Correct.

MR. BRAVMAN: I'm sorry, that would be correct?

MR. WIENER: That's correct, yes.

MR. BRAVMAN: Okay. Thank you. And the other question I had, Mr. Wiener -- and I know you indicated there were going to be other professionals to testify. Will one of the other professionals be testifying as to the circulation through the

parking, the parking field, or are you --

MR. WIENER: Yes, that's the -- our traffic engineer will be testifying.

MR. BRAVMAN: Perfect. Thank you very much.

MR. WIENER: You're welcome.

THE CHAIRMAN: Thank you, Mr. Bravman. I see Mr. Criscuolo has his hand up.

MR. CRISCUOLO: Yes. Just clarification on the preschool there. You said the parents will have to park --

MR. WIENER: Correct.

MR. CRISCUOLO: -- and accompany the children into the building. Just want to double check that.

MR. WIENER: That's correct.

MR. CRISCUOLO: Will they be going through the building or walking on the sidewalk there?

MR. WIENER: There is a sidewalk here and an entrance. The entrance goes up this way into the building.

MR. CRISCUOLO: Okay, so if they were to park in the main parking lot --

MR. WIENER: Yes.

MR. CRISCUOLO: -- is that sidewalk covered so they'd be out of the elements?

MR. WIENER: So this part of the sidewalk is covered. These areas are not.

MR. CRISCUOLO: So in the elements, the -- there's going to be an abundance of people that are going to want to park in that -- right where your cursor is now --

MR. WIENER: Right.

MR. CRISCUOLO: -- and I could see it being a little bit of a situation with people, you know, bi-directional there, pulling in, pulling out, wanting to be there. Is there any consideration to putting an overhang over the area so that if parents did park in the main lot, they would be out of the elements?

MR. WIENER: So your question is can this area over here be covered.

MR. CRISCUOLO: Yes.

MR. WIENER: This is already covered. I guess that's something that our architect could talk about. We do have landscaping against the building in this area over here.

MR. CRISCUOLO: Looks like there's just a sidewalk according to my plans.

MR. WIENER: Yeah, the black area is the sidewalk. Let me see if I can zoom in a little bit here. This is the sidewalk. This part of it is covered. This is a landscape area along here there. Maybe that looks better.

MR. CRISCUOLO: Okay.

MR. WIENER: Okay.

MR. PHILIPS: Shawn.

THE CHAIRMAN: Yes.

MR. PHILIPS: If you could use your cursor and enlarge the school area there. You have said that you have a fence that goes along, but what is between the pre-K school and Perry Street? It looks like it's open.

MR. WIENER: This?

MR. PHILIPS: Not there. To the left.

MR. WIENER: Here?

MR. PHILIPS: Well, go to Perry.

There's a sidewalk there, right?

MR. WIENER: There's a sidewalk -- this sidewalk you're talking about?

MR. PHILIPS: That sidewalk. Okay, so if you're going along Perry Street, it looks to me like there is one section maybe 80 feet or 60 feet that there's a direct line into the back of the school; am I wrong about that?

MR. WIENER: This here?

MR. PHILIPS: No, not there. To the left.

THE CHAIRMAN: No, right along Perry, right, Steve?

MR. PHILIPS: Yes, right along Perry. Thank you. Right there.

MR. SACHS: Mr. Wiener, is the entire Perry Road frontage fenced in?

MR. WIENER: It is.

MR. SACHS: Okay, all right. So there is a fence that runs along --

MR. PHILIPS: Is that the black line that's shown there?

MR. WIENER: That's the fence.

MR. SACHS: What about going out towards Perry Road further east.

MR. WIENER: Further east. Well, these are the retaining walls that are --

THE CHAIRMAN: If you're walking down Perry towards Corona, is that -- is there any way you can get into the facility by just walking through those trees?

MR. WIENER: No. This is the fence at

the top of the wall. It goes all the way to the other side. And this is the fence at the top of the wall here, which goes all the way back. This is left open here, accessible only for the landscape people to get there, but there's no way to get into the yard or into the facility. It's completely fenced off along here.

MR. CRISCUOLO: So there's no way of getting in the building from Perry Road.

MR. WIENER: Correct.

MR. CRISCUOLO: All right, and is that driveway going to be striped for emergency only and proper signage put up saying emergency vehicles only?

MR. WIENER: Correct. The idea was to have a gate across the front so that people wouldn't come in here and park. Only emergency vehicles would be able to park there.

MR. CRISCUOLO: Okay.

MR. PHILIPS: Mr. Wiener, where the word P-R-E is, you see that?

MR. WIENER: Yes.

MR. PHILIPS: Preschool? If you move your cursor up towards Perry Road directly straight up, okay, you have a very (inaudible) tree you're claiming to put there. (Inaudible) tree.

MR. WIENER: I'm sorry, I didn't hear that. Could you say that again, please.

MR. PHILIPS: Move your cursor up towards Perry Road.

MR. WIENER: Yes.

MR. PHILIPS: There's a big tree that you just went -- is that correct? That's a big tree?

MR. WIENER: This one is an existing tree, yes.

MR. PHILIPS: Okay, and that black line, a fence, or what is that?

MR. WIENER: This?

MR. PHILIPS: Yes, what is that?

MR. WIENER: That's the property line.

MR. PHILIPS: Okay, so if you're walking along the sidewalk and you go where your cursor is now and you aim directly towards the building, what's there?

MR. WIENER: This?

MR. PHILIPS: No, not that. Where you have green.

MR. WIENER: Okay, this? This is lawn area.

MR. PHILIPS: That's right. Okay, so it's lawn. So somebody walking along Perry Road is walking down Perry Road away from Corona, so this would be on their right; is that correct?

MR. WIENER: Yes.

MR. PHILIPS: Okay, and what is stopping them from walking right up to the building, itself?

MR. WIENER: Well, they can walk up to the building, but they can't get in.

MR. PHILIPS: And this is a preschool. Aren't there emergency doors and various doors like that in case the kids have to get out?

MR. WIENER: There are a number of other ones throughout the building, as you can see, and again, our architect will talk about those, but the intent is for it to look like a residential setting from the street, to look residential in nature, but the only place you can get to the back is through here, and that's where the gate is proposed.

MR. PHILIPS: Right, and that makes perfect sense. I'm just wondering. It looks like it's wide open about 60 feet to the north.

MR. WIENER: Okay. It's just the front lawn area, existing tree, existing tree, and these are proposed trees.

MR. PHILIPS: And that -- theoretically, that corner of the building where there's a pink circle, somebody could walk off Perry Road and touch that without going through a fence; is that correct?

MR. WIENER: Correct.

MR. PHILIPS: Okay. Thank you.

MR. WIENER: You're welcome.

THE CHAIRMAN: Adam, I saw your hand was up.

MR. NEARY: Thank you, Chairman. Getting back to a point that was discussed earlier regarding access to Perry Road, is the applicant willing to have some kind of conditions added that there will be enforcement making sure that parents and families do not drop off and let their kids come in through the back? I know we talked about the gate, but human nature may result. That gate may not always be closed. And making sure the applicant is enforcing that people don't park along Perry Road.

MR. PAPE: We can -- there's a host of rules and laws that are in place, and there's insurance that's in place. We can put in our agreement with the parents that they -- no child can be brought -- no child can be brought into the

building except through the designated entrance and that all parents and/or guardians must enter the building with the child. Does that address the question, Mr. Neary?

MR. NEARY: Yeah, that does address the question, and just -- okay, and address the question. Thank you.

MR. PAPE: It does?

MR. NEARY: Yes.

MR. PAPE: Okay. Thank you.

MR. SACHS: Mr. Chairman, if I can just make a comment and maybe ask Mr. Pape something.

THE CHAIRMAN: Certainly.

MR. SACHS: Thanks. Along the same lines as what Adam has just raised and what Steve has raised, it may make sense, Ken, to maybe put a fence up on the Perry Road property, not the entire width of it -- the entire length of it because I think you've got to a retaining wall, and you'd have to be an acrobat to probably get in from the southern portion of Perry Road, but going a little bit north, you know, perhaps a fence to the north of where the emergency access is, you know, and maybe down -- partially down the property line over by Corona Road, just to provide another fail-safe measure for protection of children who might be back there. Moreover, it would prevent a parent from parking on Perry Road and somehow getting into the property and navigating and dropping their child off that way. So that's something to think about. So I'll wait for your comment on that.

Another thing, is the applicant willing to post signage on that gate that this is not a -- not a public entrance for this facility, you know, it's a no access area for pedestrians. So that's my second comment.

My third comment is just a general one. I think Mr. Wiener did an excellent job of going over the report. I think he's addressed most of the concerns that were raised at least for the site plan.

And I'm assuming, Mr. Wiener, you'll agree to all of the technical recommendations raised in that report by CME?

MR. WIENER: Yes, we will.

MR. SACHS: Okay, and also, you'll provide a snow removal and storage plan. I know you said that -- you described what the -- what would be done, but you'll provide that actual plan in writing to the professional staff; is that correct?

MR. WIENER: Correct.

MR. SACHS: Okay. Thank you.

MR. PAPE: So if I -- Mr. Sachs, the suggestion of a fence across the front of the property is a good one for the safety purposes. It would require a balancing test as to is the board comfortable that we are not creating -- the goal was to have a residential look to that side of the building. If the board is comfortable that that fence does not disrupt that appearance, we can certainly work out a fence across the property. There's either a Jerith style fence or a vinyl fence can be worked into the landscaping plan so that it is not obtrusive and it serves the purpose that the board members have discussed. And as far as the signage, it will begin with a sign that says this is a Knox Box. This is a Knox Box entrance that the -- this is from the outside -- and that the Knox Box entrance is only by those persons who are authorized by the township to have Knox Box keys, and we can also add signage that says No Public Entrance. We can work with your police and/or your professionals to come up with the text.

MR. SACHS: Okay. I mean, I'll leave the issue of the fence up to the board. I think it's probably something that would be a wise idea. I think it addresses Mr. Philips' concerns and Mr. Neary's concerns, and I think, you know, you're still going to have the appearance of it being -- I mean, there was a house there before. It's still going to -- there's obviously still going to be a structure there. The fence is only going to be 6 feet high. So, you know, but that's up to the board. Thank you.

MR. PAPE: The idea of a fence, we're not offended by it. Mr. Wiener has indicated it could be accommodated in his plan.

MR. SACHS: Okay. Thank you.

MR. PAPE: Yes, thank you.

THE CHAIRMAN: Any further board or staff questions for this witness?

MS. MORACE: Mr. Chairman, Mr. Bravman has his hand up again.

MR. BRAVMAN: Yes. Thank you. I just wanted to be clear, and I think it was just captured. Originally, when we were talking about this area and Mr. Pape explained, he said there was I guess agreements that the school agreements with parents or guardians. I just want to make sure that what we're talking about is not just access for the

school but access for any activity on the site, whether it's the school, whether it's religious service, whether it's yoga, whether it's anything else that is occurring on the site, that's what we're referring to or at least I believe I was referring to about access from that area, not just limiting it to student activity.

MR. PAPE: So there's a true prohibition on the use of that gate for entrance by anyone other than an emergency service delivery person, and the only people who would use it for exit, it will be -- the audible alarm is an acceptable program, and the only people who would use it are people who are dealing with an emergency that they need to escape from. Other than that, it will be a total prohibition.

MR. BRAVMAN: Great. Thank you. Think we're on the same page. Appreciate it, Mr. Pape.

MR. PAPE: Thank you. Your applicant is the one that's on the same page. This is a tremendous amount of work, tremendous amount of work that went into this working with their professionals.

THE CHAIRMAN: Any further board or staff questions, and if you have them, just -- ask because I can't see everyone.

MS. MORACE: Mr. Chairman, Keith Kipp has his hand up.

THE CHAIRMAN: Okay, Keith.

MR. KIPP: Yeah, thank you, Chairman.

Mr. Pape, I have some questions more along the utility lines, and I want to make sure Mr. Wiener is the correct person to ask them to or if I should delay that.

MR. PAPE: I think that we can pose them to Mr. Wiener. If he -- if they're out of his wheelhouse, we'll bring up Mr. Patel.

MR. KIPP: Okay. A couple concerns are with the razing of the structures, the houses on Perry Road, we're going to have to terminate the service lines for the sanitary as well as the water in the street. They have to be done at the mains for both water and sewer, so that's some substantial damage to the road. In addition, we're taking the driveways out, so we're going to have to redo the curbing to get rid of those depressions and redo the aprons and sidewalk, as well. So that's substantial work going on at Perry Road, and I just didn't want to leave Perry Road full of utility cuts. I would prefer -- and I believe I've brought this up at a

prior meeting -- to have that paved curb to curb, and it's a good section since there's three houses. We're almost at 25 percent of the road as it is.

MR. PAPE: Is the request, Mr. Kipp, that from the beginning of the three residences. If we go -- I lost my north arrow. North is to the left, Rick?

MR. WIENER: North, yes, to the left.

MR. PAPE: So from the northern end of the property to the southern end of the property, curbs will be replaced, aprons will be removed, utilities will be removed, and the damage to the road is you're predicting will be substantial and you're looking for is it an overlay for that distance? Is that a mill and overlay?

MR. KIPP: Yeah, exactly, because as part of the permits to do the utility work, we'd make sure the base is redone at that point, and then we'd be looking for a mill and overlay of the remaining.

MR. PAPE: Okay. Patch using the standards of the township for proper patching and then a mill and overlay. A very reasonable request. I have the ability to communicate with our clients during this hearing. I will reach out to them and have an answer shortly.

MR. KIPP: Okay. And then the next. You're proposing a fire hydrant on Perry Road. According to our utility standards, the township does not need that fire hydrant, so we're requesting that that fire hydrant be placed beyond the right-of-way line onto the property of the center and maintained by the center.

MR. PAPE: Understood, and there's no objection. Mr. Kipp, as you suggest, so long as we are not in violation of requests made by the fire officials, but no problem at all.

MR. KIPP: Okay. Excellent. Now moving to the Ryders Lane side. Obviously, we're taking that driveway out, so you would have to replace that apron and sidewalk, as well, and that would require county permits as it is county right-of-way.

MR. PAPE: Yes.

MR. KIPP: And back to the utilities, on our utility map with the plan set, it does not accurately portray where the existing water main is. The existing water main is in the county right-of-way parallel with Ryders Lane. So that's where we have to make our taps, and the water tap shows only a fire tap. So I'm not sure if you've

sized, you know, what size domestic service line you need because it seems to me you would be making two taps.

MR. WIENER: I don't know that we've sized them either. I don't believe we have, but -- that would be our engineer's responsibility, and I'm sure we'll work with the water department to figure out what that needs to be.

MR. KIPP: Okay. Excellent. That's all I have.

MR. PAPE: None of those recommendations or requests are in any way offensive, Mr. Kipp.

MR. KIPP: Thank you, Mr. Pape.

THE CHAIRMAN: Further board or staff questions?

MR. ABBONIZIO: Mr. Chair, it's Anthony Abbonizio with CME --

THE CHAIRMAN: Sure, Anthony.

MR. ABBONIZIO: -- board engineer. So I just want to clarify. So on the utility plan that was submitted, they do have a note at the top of the page regarding a mill and pave for the essentially the extent of the limits of Perry Road afterwards, but as long as Mr. Wiener is aware of also the curb and the sidewalk that would have to be replaced, also.

MR. WIENER: Correct. I believe that was something that was discussed actually at the last public hearing.

MR. ABBONIZIO: Okay. Thanks, Mr. Chairman.

THE CHAIRMAN: You're welcome, Anthony. Further questions?

MS. CARTER: I have a couple of minor questions, just going through the report, just making some of the items are addressed. One of the questions was the type of fence around the children's play area. Can you clarify that.

MR. WIENER: Right, so the 4-foot-high fence is essentially like a pool fence, aluminum fence, a Jerith fence, which is the same thing.

MS. CARTER: Okay.

MR. PAPE: Jerith being the brand name of a type of fence that's an aluminum pool security fence.

MR. WIENER: Wanted it to be open for air and light, but we didn't want to really make it a solid fence to screen it off in that location.

MS. CARTER: Okay. Another one of the items, I think you talked about the refuse area and

the containers being lower than the enclosure, but one of the other questions was to talk about timing of the recycling and refuse pickup.

MR. WIENER: Okay. I believe I mentioned that that would be coordinated with the hauler to make sure that their timing would not be at the peak times of the drop-off area -- drop-off in the morning and pickup in the afternoon.

MS. CARTER: With the pre-K. Okay. You did do that. Okay. Thank you.

And are you okay with -- I think one of the comments in the letters also, you addressed changes in signage, but there's still some questions there for clarification on details of lighting. I just want to -- are you okay with submitting those additional -- that additional information?

MR. WIENER: Yes. I believe we need to submit details of the floodlights that are required for the light -- for the sign rather.

MS. CARTER: Yeah. Like I said, this is minor, and there's a couple of little things I think that may be other professionals. So that's all I have right now.

THE CHAIRMAN: Thank you.

MS. CARTER: Thank you.

THE CHAIRMAN: Any other questions? Mr. Pape, would you like to call your next witness.

MR. PAPE: Yes, Mr. Chairman, I'd like to call Scott Kennel.

Mr. Wiener, thank you for your testimony.

Mr. Scott Kennel, please.

THE CHAIRMAN: Mr. Kennel, I cannot see you, but please raise your hand.

MR. KENNEL: I'm here.

MR. PAPE: There we are.

THE CHAIRMAN: Oh, there you go. Okay.

MR. PAPE: There you are.

THE CHAIRMAN: Do you swear to tell the truth, the whole truth, so help you God?

MR. KENNEL: I do.

THE CHAIRMAN: Please state your name, spell your last name for the record, and give us a bit of your CV, please.

MR. KENNEL: Yes. Again, Scott Kennel, K-e-n-n-e-l. I'm with McDonough & Rea Associates, located at 1431 Lakewood Road, Manasquan. I'm a principal with McDonough & Rea Associates with almost 40 years of traffic and transportation planning experience. I've testified over a thousand

applications throughout the state, many times before this board as well as the East Brunswick Zoning Board, and I've also been qualified by the New Jersey Superior Court as a traffic expert on three land use matters.

THE CHAIRMAN: Well, we're happy to accept you as an expert, and it's always nice to see you, Mr. Kennel.

MR. KENNEL: Thank you.

MR. PAPE: Thank you, and --

MS. MORACE: Excuse me, Mr. Chairman, can -- Mr. Wiener, can you not share your screen any longer.

MR. KENNEL: Well, I think we're going to --

MR. PAPE: We're going to need that screen.

MS. MORACE: You need those? I apologize.

MR. KENNEL: Yeah, when we talk about circulation, if you don't mind.

MR. PAPE: With permission we'll keep it up. Thank you.

So just very briefly, Mr. Kennel is the traffic expert. He was with us when we were here last summer, and he has provided guidance to the team with regard to the parking lot design and the snow removal design. I'm going to ask if he could take us through -- I'm going to I think begin with the adequacy of the parking, the number and the location of the parking, and its adequacy.

Scott, could we start there.

MR. KENNEL: Yeah, we can start. I'd just like to just qualify that our office submitted an updated traffic study dated November 15, 2021, and I'll just briefly state that as far as the traffic volumes and levels of service at the site driveway, they remain the same where we had a level of service C for the morning and a level of service B for the afternoon and on the Saturday peak hour analysis. So I just want to qualify that. That's -- from that perspective, the results are similar to what I had testified previously.

But as far as it relates to the current site plan, as Mr. Wiener indicated, we have a single driveway that permits right-in/right-out movements. In my opinion, it's a good design when we consider in essence the two different buildings, the two different uses we have on site.

When you consider the preschool, we have

a right-turn access to the site along the access aisle that provides direct access to the drop-off area for the parents, and again, the typical daycare center operation is where a parent parks their vehicle and then walks their child or children -- sometimes there are multiple, there are siblings going to these types of schools -- that they would park their vehicle, walk the child into the building, and then hand them off to the staff, and that's usually -- that type of drop-off or pickup will take anywhere from 33 to 5 to 3 to 6 minutes per parent per children. And again, we have parking -- we have sidewalks adjacent to the parking that's on the south side of that drive aisle to provide access up to the front of the school building.

Again, the drop-off activity is going to be -- is not going to be concentrated at a certain time. It's over a 2-hour period. Given the consideration that we have -- we can have 50 students or children and there could be some families that have two children going here, I would expect that you would have approximately 40 vehicles that would do the drop-off activity over a 2-hour period. It's not, you know, a 5-minute, 10-minute time frame as you would see in -- traditionally see in elementary or middle schools, public schools.

The parking that we're providing here meets the ordinance, in my opinion is more than adequate to serve the preschool and the worship center. As Mr. Wiener indicated, the parking is provided in compliance with the ordinance. We have also provided this design that we have here can accommodate the larger vehicles that would be on site, whether they're FedEx type trucks or panel trucks, as well as the refuse vehicles that would have to come on site, but this parking layout and design can accommodate those types of vehicles.

MR. PAPE: Scott, would you confirm also that the emergency vehicles that would be called into play can also navigate the driveways.

MR. KENNEL: That is correct. Emergency vehicle access is -- this driveway has been designed to accommodate emergency vehicles, and again, ultimately, the driveway to Ryders Lane will be subject to review and approval by Middlesex County.

MR. PAPE: Could you quantify the number of parking spaces that are located on the north of the main building and just west of the pre-K.

MR. KENNEL: Yeah. We have along that

drive aisle there are approximately 24 parking spaces that are again along that east/west drive aisle that brings you up to the preschool.

MR. PAPE: So 24 stalls available and anticipate 40 movements over a 2-hour period. You're comfortable that is adequate parking for parents and guardians?

MR. KENNEL: That's correct. I mean, I would expect at any one time you may have 15, a max of 20, during drop-off and pickup, but I wouldn't expect all 24 to be occupied at one time.

MR. PAPE: Very good. If you could -- if we could -- the adequacy of the parking when compared to the size of the building and the intended use of the building, I'm going to ask if you could comment on that. You'll hear from the architect that the main building's capacity is 200 persons. You know that the property has pre-K, a religious building, and also has a yoga facility. None of those would be in operation at the same time. I'm going to ask if you would confirm that even if they were in operation at the same time, the parking works. With knowing that they are not going to be in operation at the same time, if you could share your opinion as to the adequacy of the parking.

MR. KENNEL: Yes. I mean, again, we have discussed, and the worship center has a maximum occupancy of 200 people, but that would be for special events and not your traditional weekly services where the traditional -- a typical weekly service would have a hundred attendees, but again, it's not coincidental with the preschool operation, and as far as the yoga, it's intended that that activity would take place in the morning periods for Saturday and Sunday. So given the statement of operations, it is my opinion that there's more than adequate parking, and just for the board's benefit that if we just consider the worship center, the 200 attendees, based on the township ordinance, that would require 67 parking spaces, and again, we're providing 75.

MR. PAPE: You're comfortable with the parking.

MR. KENNEL: Correct.

MR. PAPE: And I'll remind the board that our clients did present this -- when we were before the board in July -- a letter from the owners of 1200 Tices, the Wilkin & Guttenplan building, that they would permit the use of their parking

field on weekends when they are not in operation or evenings when they're not in operation if there ever was a need for overflow parking. So that was a I'm going to call it a belt-and-suspenders approach to adequacy of parking.

MR. KENNEL: That's correct, consistent with my prior testimony.

MR. PAPE: My last question. You made the statement, but just if you could confirm that the any improvements to Ryders Lane, curbing, sidewalk, acceleration, deceleration, driveway design, all of that will be reviewed and under the jurisdiction of the Middlesex County Planning Board.

MR. KENNEL: That is correct.

MR. PAPE: Mr. Chair and board members, I have nothing further of Mr. Kennel on direct, and he is available to you for your examination.

THE CHAIRMAN: Thank you, Mr. Pape. Thank you, Mr. Kennel.

MR. KENNEL: Thank you.

THE CHAIRMAN: Any board or staff questions for Mr. Kennel?

MR. HEPPEL: Shawn, I do. Charlie Heppel.

THE CHAIRMAN: Go ahead, Charlie.

MR. HEPPEL: Hi, Scott.

MR. KENNEL: Hello.

MR. HEPPEL: My question is could you explain to me first what the benefit is to having the two-way traffic in the parking lot right off of Ryders Lane. I see there's drop-off there and everything. To me, when I look at it -- and I'm sure you have a good reason for it -- it wouldn't seem necessary, and I have concern that people who are going to leave the part of the lot closest to Ryders Lane, you know, there's possibilities of accidents when they're going to make their left unless you were to put a stop sign there. Could you tell me what you -- your folks see the benefit as to having two-way traffic?

MR. KENNEL: Yeah, the benefit I see, and it takes into consideration the layout of the site and the location of the preschool building. I mean, the preschool building is going to be utilized five days a week. So from a traffic activity standpoint, that's the primary user, and this provides a more direct access to the parking area rather than taking a more circuitous route to get to the parking spaces that are more proximate to the front door of the daycare center. So again, that

will be taken into consideration when we looked at the layout and the access. That's -- what we propose here provides a more direct route to the parking spaces between the two buildings that would be generally used by the parents.

MR. HEPPEL: Maybe I didn't make myself clear. I understand having two-way traffic going straight back to the school. It's in that lot in front there that I need a little help understanding how that's beneficial, you know, as opposed to possibly causing accidents here and there.

MR. PAPE: Mr. Heppel, is it your suggestion that Mr. Kennel comment on whether one-way circulation would be appropriate in there?

MR. HEPPEL: Yes, it is.

MR. PAPE: Oh.

MR. KENNEL: Again, we feel the two-way is acceptable. If it's the board's preference that we make the -- that circulation aisle around that bank of parking one-way to have traffic leaving that area make a left turn deeper into the site, that's something that we can provide. I mean, that's easily accommodated by pavement markings and signage. And given the fact that generally the people that park in that area are going to be the congregants who are here on a regular basis and they'll be familiar with it rather than having that traffic pattern more in a use that has more transient activity.

MR. HEPPEL: When people back out of their parking spaces, they have to -- as it is, you should always look both ways, but it just seems a little, you know, a little more safe if the traffic is only going one way when people are trying to back out and may be in a rush and may be picking up a child and they're acting up or whatever it may be.

MR. KENNEL: Yeah, I generally would agree, but also understand that for the most part, for any type of event or service activity, people are generally arriving over a certain time period, and then they're on site for an hour or a couple hours, and then they're all leaving. So again, it's a little different than, say, a retail use, which would have equal amount of people arriving and departing at the same time. But if that's a desire of the board, we can accommodate that one-way circulation.

MR. SACHS: Mr. Chairman, maybe we can have our professionals weigh in on that.

THE CHAIRMAN: Sure, Larry. Let me just

take a couple more questions. Then we'll come back.
Mr. Bravman.

MR. BRAVMAN: Thank you. Yeah, that was going to be one of my questions, as well, how Mr. Heppel touched upon it. I wanted to hear why a counterclockwise circulation was not more prudent on this site.

Also, I guess, Mr. Kennel, I had some questions. Your emphasis was on parking, and then we talked about or you shared testimony on the school. I guess I'm trying to understand when people pull in and since there is no drop-off, everyone will need to park, and closest to the school I think there is, if I'm counting it correctly, there's nine spots on the east side -- no, that would be the south side -- and approximately -- I don't -- seven or eight where the arrow is now. I know you said 24, but that was counting the spots also further down. But if parents or drop-off riders come into the site and drive straight back to the preschool and those spots are taken, now you have a car that's already pulled into the school, and presumably there will be another car behind them. You know, I think you said 15 to 20 could be at a time. The max is 40 to 50 on a drop-off over a 2-hour period, but once the cars get to where the arrow is now and there's nowhere to park, there's also nowhere to turn around, which means they have to back out.

MR. KENNEL: Well, what I could -- if I can -- I understand your question, and what I could -- if I could suggest that the parking spaces between the Ryders Lane and the refuse area, we can designate those for the employees to park there so we can free up the other remaining 17 spaces closest to the school, and in my opinion again, the fact that this is over a 2-hour period, that should be more than adequate to accommodate the pickup and drop-off activity.

MR. BRAVMAN: I hear you. I guess, you know, everyone's hope is that, you know, obviously the center's hope is that you flourish, and the applicant wants there to be a lot of children coming in, parents and guardians dropping them off, but again, I guess from a traffic standpoint, I'm trying to understand if people pull in the way this is designed and spots are all filled, by the time the drivers realizes this, they are too far east into the site, and they have no ability to turn around because there is no turnaround area, and all the

spots or the majority of the spots are taken, and the odds are there will be another car behind them pulling right in. You know, I almost wonder if the -- from an operational standpoint, like we have at our schools here in East Brunswick, they have officers or traffic people out there making sure maybe that the cars don't come in after a certain point because all the parking spots are taken and they have to then go through the circulation. I know these are more operational standpoints, but since you are the traffic person, my concern was what happens when those spots are filled and cars are just pulling in and there's no turnaround.

MR. KENNEL: I understand the comment, and that's -- I mean, having a monitor in the parking lot, again, if we designate and remove the employees from those I'll consider primary parking spaces, and so we have 17 spaces to accommodate approximately 40 vehicles over 2 hours with a 5-minute turnaround, again, it's my opinion that it's adequate.

Just for the board's reference, I had owned a daycare center 10 years ago, over 10 years ago, where we had a hundred students, so I'm generally familiar with the operations and the pickup/drop-off activity, and the fact that we're capped out at 50 students gives me a comfort level that we would have adequate parking available for that period.

MR. BRAVMAN: And I appreciate that, and, of course, I don't know about your experience in the past, but I'm going to guess that there was a different circulation plan, perhaps a turnaround for something like that. I guess our professionals can chime in on that, as well.

The other question I had is, if people park, where are the pedestrians walking now? Are they walking in the road, or was -- is there a designated sidewalk after they park in their cars and have their children -- are they walking in the road to get back to the school or to the other buildings, or are there pedestrian walkways that they're then going to?

MR. KENNEL: The parking spaces on the south side of the parking aisle have sidewalks --

MR. BRAVMAN: Correct.

MR. KENNEL: -- they can use. There's -- on the north side, there is no sidewalk on the western portion of that module so that the parents and children would be in the 24-foot-wide drive

aisle.

MR. BRAVMAN: Right, so anyone that parks north -- it would be west, right, all along there and then where you indicated possibly employee parking, anyone that parks there is then walking in the drive aisle with cars that are going both in and out.

MR. KENNEL: That's correct.

MR. BRAVMAN: The children with their guardians or parents holding their hands presumably will be walking where traffic is.

MR. KENNEL: That's correct. I mean, it's slow speed activity through there, but yes.

MR. BRAVMAN: Okay. And then the other thing I guess I wanted to hear a little bit of testimony on is, considering the proposed use, I wanted to hear a little more about the impact on the adjacent residential neighborhoods, Ryders Lane, increased traffic, public safety, things like that. I know you focused specifically on site, but I think, you know, we're tying it all into the Corona/Perry Road/Ryders Lane and how the overall usage and traffic is going to impact, whether it's people arriving to the site, leaving the site, you know, what's the contemplation of how they're going to -- what access on which roadways.

MR. KENNEL: Well, again, you're correct, our primary focus was at the site driveway to Ryders Lane, and there will be -- there is the possibility of traffic being added to Corona Road or even to the north up at Salt Meadow, but, you know, we have not evaluated that as off-site locations. I mean, generally for a development of this size and the amount of traffic generation and as a permitted use, usually the threshold is a hundred peak hour trips is where you consider other study locations. We are below that during the peak hours, so again, just general protocol when it's a permitted use and less than a hundred trips, we did not do detailed analysis of other off-site streets or intersections.

MR. BRAVMAN: I respect that. I think part of the community and our public which is here has a concern about that, so I didn't know if you could share any of that, or if you've not done the analysis, maybe it's something we can ask to be done so that the public is comfortable with that, as well.

MR. KENNEL: Understood.

MR. BRAVMAN: Thank you. That's all I have for the moment, Mr. Chairman.

THE CHAIRMAN: Thank you, Mr. Bravman.
Mr. Philips.

MR. PHILIPS: Yes, I have a couple questions. One of them -- one of them Larry kind of hit on. Just to be clear, anybody coming in to drop off a child is going to have to park in one of the spots, and that would be the only way they would be effectively able to turn around.

MR. KENNEL: That's correct.

MR. PHILIPS: Okay. Moving on to the other piece that you talked about, the overflow, and again, there have been some hope on the part of the people who want to have this application approved that they are going to be very successful, and they've gone to the trouble of making sure that they have ample overflow parking. Do I understand that correctly?

MR. PAPE: The projection of their vision of being very successful, they do have a hope of serving the community successfully, and, yes, they did go to their neighbor and ask for additional parking. We did that last summer when it was raised by your staff prior to the July hearing.

MR. PHILIPS: Okay. So I'm looking at a scenario where they have a large gathering or festival and we have reached capacity at this site for whatever reason. What's the signal that goes up to say, okay, we have to go to the overflow parking, or are you having people drive around without being able to get a parking spot here, and then who makes arrangements for them to take the circuitous route that is needed to get back up around and then up to the next traffic light and so forth? How does that process work?

MR. KENNEL: I guess that would be site management with parking lot monitors for those type of events that would direct the overflow vehicles to 1200 Tices Lane.

MR. PHILIPS: Okay, and in inclement weather when people leave the site and they go up Corona Road to go to make the turnaround and so forth, there -- it's kind of tempting to look at them to stop on Corona Road and find a place to stop there. So I am just wondering how the overflow parking trigger gets set so that they have to go to the other place.

MR. PAPE: I think we should point out that the building's capacity is 200, and the parking that's on site, as testified, is eight more stalls than is required for 200. Our clients have to use

the building in accordance with occupancy laws, and they have every intention of doing so. The overflow parking was to make absolutely certain that there was a parking place in those events that -- and they're not -- no one is predicting they're going to occur. Just want to make sure that we're not going to be creating parking in the neighborhood. What we said the last time is if we have the need for the use of the overflow parking, we would provide a van to bring the people from there to the space, and we would make announcements of that in -- before any special event. We're talking about three or four possible special events during the year, primarily spiritual based events.

MR. PHILIPS: Mr. Pape, I fully understand. The only reason I'm asking is because those situations that occur two or three times a year --

MR. PAPE: Three or four.

MR. PHILIPS: -- to make sure you're planning for them.

MR. PAPE: Sure.

MR. SACHS: Maybe I can jump in for a second. Sorry, Steve. Let me just ask Ken a question.

MR. PHILIPS: That's okay, Larry.

MR. SACHS: Would the applicant agree to employ special police officers during these times when you have these scheduled events, because I'm assuming you know when these events are going to occur. You -- you know, would the applicant agree that they would have special East Brunswick police officers there, who essentially would be able to regulate, you know, traffic into that site, along with perhaps monitors from the house of worship, who will assist.

MR. PAPE: Sure. There's testimony that we'll -- I'll share it here. The congregation has -- three or four times a year there's these special events, and there's great preparation. There's announcements to all of the people in advance of the rules and the potential for parking, and there will be volunteers who are serving to organize the people who are coming to the site.

Your suggestion that we have a -- have special police is acceptable. What we had said in July -- and I'll repeat it here -- is we acknowledge that special events could occur, and we would agree that we would make application to the township for special event permit, and we would abide by the

requirements of that special event permit.

MR. SACHS: Okay. Thank you.

MR. PAPE: And that's how we went through it in detail with the board.

THE CHAIRMAN: Thank you.

MR. HEPPEL: Shawn, can I ask another question?

THE CHAIRMAN: Sure.

MR. HEPPEL: Mr. Pape.

MR. PAPE: Yes, sir.

MR. HEPPEL: Yeah, this is, you know, you're trying to look at a whole picture, and you watch out for everybody, and I've gone to Wilkin & Guttenplan. I will tell you it's four-tenths of a mile walking up a hill, okay, to get to this center when there's a large event. There may be people that have never been there. You may have ladies -- I don't know if anybody even wears high heels or more -- or older people or people not in good health, and my thought is that when there's going to be an event, maybe besides letting the people know there is the overflow parking, to make sure that anybody who comes across an invitation knows that there is a drop-off, okay, at the center. I realize it's an inconvenience to go up to that and then have to go all the way back down, but I can see in inclement weather as well, as somebody mentioned before, as well as, you know, you have folks walking four-tenths of a mile up a hill would be a big deal. For some of us who walk, it's not, okay, but it could be. So I think having information out there, making people aware of what you can do and trying to make it easier, I know I would certainly want to let my wife off there -- not that she can't walk it -- and I think the majority of people would do that kind of a thing, but otherwise, I feel that they can have problems. So this might be a way to avoid it, to include that with the information you provide about overflow parking.

MR. PAPE: So our clients have shared with me that they make announcements in writing and from the house of worship to their congregants that when there are special events, they make announcements with regard to parking arrangements. We can certainly make it a condition that those announcements, 1, identify where the off-site parking is, and, 2, identify that the entrance -- the turnaround -- and I'll use the term drop-off area -- is always available to drop off passengers before parking. I think it's an excellent idea.

That coupled with Mr. Sachs' suggestion are acceptable.

We're planning -- we're planning carefully, and I appreciate the -- but we're planning for something that we don't even anticipate is going to occur. The overflow parking was the belt and suspenders to make absolutely certain that there was an arrangement in place. But all good counsel.

THE CHAIRMAN: Thank you, Mr. Pape. Any staff questions or comments?

MR. ABBONIZIO: Anthony Abbonizio with CME Associates. If you wouldn't mind, I do actually have a few questions for Mr. Kennel.

THE CHAIRMAN: Please go.

MR. ABBONIZIO: So, Mr. Kennel, you were able to read our report on page 12 and 13 with some of the various comments --

MR. KENNEL: Yes.

MR. ABBONIZIO: -- for the traffic. Now, I think there was a typo for I think one of the peak volume counts where there was a little bit of a discrepancy between the 680 and the 801. Do you know or do you have the ability to maybe speak to if -- if the report does get corrected with the typo, do you think it would alter the level of service in any way?

MR. KENNEL: It would still be a level of service B.

MR. ABBONIZIO: Okay.

MR. KENNEL: By adjusting that volume to -- with growth would be approximately 850.

MR. ABBONIZIO: Okay.

MR. KENNEL: And just for the board's benefit, that's where those 85 vehicles exiting during an hour. It would still be a level of service B if we had 140 vehicles.

MR. ABBONIZIO: Okay.

MR. KENNEL: So again, I'm very confident in that level of service B for the p.m. peak hour, but, you know, I apologize to the board. I'll have to make that one correction, and that will be part of a resubmission.

MR. ABBONIZIO: Okay, that's fine. Okay, that's fine. Then on page 13, I just want to get some quick clarification just so it's on the record. I think some of them were spoken to, but I just want to kind of take each one so we can identify them.

Item C on page 13 with the yoga, the 10

to -- the 20 to 25 participants, the testimony was that essentially -- by Mr. Pape -- that nothing would overlap in terms of services and the yoga, and obviously, with the daycare only being during the weekdays, that obviously wouldn't be going on. So I just want to make sure that the testimony was, in fact, that there would be no overlap with both going on at the same time on Saturdays and Sundays with the services and with the yoga.

MR. KENNEL: That is correct, and again, it's anticipated from day 1 we'd have maybe 12 attending the yoga, and the 25 is the ultimate growth, but again, it would be non-coincidental with the preschool.

MR. ABBONIZIO: Okay.

MR. PAPE: And the worship.

MR. KENNEL: And the worship hall.

MR. ABBONIZIO: And then item C on page 13, so there was testimony I believe and there was indications in the report that the Saturday, Sundays events would not end at 9 o'clock p.m., so I just want to maybe get that on the record that that, in fact, will be the hours of operation.

MR. KENNEL: That is my recollection.

MR. PAPE: I'm going to have to confer with the client. My recollection is it might have been a slightly later hour, but, Mr. Abbonizio I'll have the answer to that shortly.

MR. ABBONIZIO: Okay. Thank you. And then the other thing that we actually had, we kind of shared the board's concern with the daycare drop-off in terms of coming down the chute basically and essentially being stuck or trapped essentially with having to reverse your car. Was there any thought of maybe possibly having -- and I think, Mr. Kennel, you, kind of touched on it -- maybe possibly just having, you know, signs similar to you have some of these restaurants or like pickup only or you would have hours that kind of differentiated, you know, between 6 and 8 or 8 to 10 or whatever the hours would be for drop-off and pickup only so it wasn't intended for people to park long-term, and you could designate certain spots, and then obviously, once the sign says that after those hours if they don't -- if it's not during those hours, the person would be able to park there for, you know, services or those other things. I'm just wondering if that was ever contemplated.

MR. PAPE: Mr. Kennel, I'm going to take the question. The -- our clients would be pleased

to implement such a program. What we're thinking is the last two stalls, the ones, the stalls that are furthest to the east would be designated no parking Monday to Friday, 7 a.m. to 6 p.m., so that they are always open for that emergency event, and then when there's a greater demand for parking, they would become available.

MR. ABBONIZIO: Okay. And then --

MR. PAPE: Is that consistent with your suggestion?

MR. ABBONIZIO: Yeah. I think it was more on the lines of just essentially having the sign identify the place for drop-off and pickup only for daycare or something along those lines so they knew it was a temporary, you know, 5- to 6-minute parking.

MR. KENNEL: Short-term parking of 10 minutes or less I guess is what you're looking for.

MR. PAPE: Those signs -- so that signage would be also acceptable.

And, Mr. Abbonizio, I do have the answer to the question as to when -- the use of the building concludes no later than 10 o'clock at night, no later than 10, and they require a period of up to 30 minutes after that for the cleanup volunteers to complete their work before all lights are extinguished.

MR. ABBONIZIO: Okay, and then --

MR. PAPE: That's only for the special events. That's not the routine activity.

MR. ABBONIZIO: Okay, understood, and then the one last item. I know there was some discussion about -- with Mr. Philips about the drop-off for the events and the walking. I don't know if there was any discussion or maybe thought of having the drop-off utilized as a valet with volunteer staff or something along those lines that essentially will alleviate cars driving around or doing something that if they get in the lot, they realize there's no spots, you could have staff that would be able to park the car, because I am -- I'm wondering -- and I haven't heard, and maybe I missed it. If the overflow parking at Tices is utilized, I'm just wondering how there -- is there like a shuttle? Is it based on the understanding they're going to be walking back to this area? With inclement weather, I'm not sure if anyone is going to be enthusiastic to try to do that parking off site. So I don't know maybe if a valet for the

special events might be contemplated. I don't know if the board wants that. It's just a suggestion that we had thought of that may alleviate -- because you can control it a little bit better with your own staff in terms of knowing where you can park and you can't park, and the valet would be giving strict instructions not to park along residential streets.

MR. KENNEL: I guess that's something we can discuss with our client as part of the toolbox of things to do during those main events, that that may be an option.

MR. ABBONIZIO: Okay. I just brought it up as a possibility.

MR. KENNEL: Understood.

MR. ABBONIZIO: And I think that was it in terms of the traffic for Mr. Kennel. Thank you, Mr. Chairman.

THE CHAIRMAN: Thank you, Anthony.

Any further board or staff questions?

MR. BRAVMAN: Mr. Chairman.

THE CHAIRMAN: Yes.

MR. BRAVMAN: It's Larry Bravman. A question actually for Mr. Abbonizio. Do you -- Mr. Heppel had raised a point, and I had indicated I had a concern, as well, with regard to the bidirectional circulation. Do you have a professional opinion on that from the board's perspective -- I should say from the township planner's professional planning perspective?

MR. ABBONIZIO: So, Mr. Bravman, we do look at that in terms of the width of the drive aisles and the access aisles. They actually do comply with a typical design standard for two-way. So we don't necessarily have an issue. However, the board does raise a good issue that if they wish to have it as a one-way with a counterclockwise motion so that it obviously coincides with the drop-off, also, so there is no competing movements as you're coming out of that drop-off, it's a great idea if the applicant would be willing to do it, but in terms of what they have set up right now in terms of geometric design engineering-wise, it complies.

MR. BRAVMAN: So it complies, but that doesn't limit the board from considering the competing movements and perhaps a more efficient or effective circulation plan, which would be the counterclockwise.

MR. ABBONIZIO: Correct, and we would certainly have no objection to that.

MR. BRAVMAN: Thank you.

MR. PAPE: Nor does your applicant, Mr. Bravman.

THE CHAIRMAN: Yeah, I was going to say I thought Mr. Pape said -- maybe I'm wrong -- that the applicant wouldn't have a problem with that.

MR. PAPE: We do not.

MR. BRAVMAN: So I guess --

THE CHAIRMAN: So I guess I'm getting a sense of the board that it should be -- it should be one way. So if that's not the sense of the board, let me know because otherwise we'll have Mr. Bravman ask Mr. Pape to ask the client to have one-way traffic circulation.

MR. BRAVMAN: Mr. Chairman, I would ask I guess that you poll the board and find out. I would suggest that I believe Mr. Heppel feels the same, that we should do one-way counterclockwise, but I'll defer to obviously the board and your input.

THE CHAIRMAN: Does anyone have an issue with that?

MAYOR COHEN: I personally don't care. I think if it complies, I would be fine either way.

THE CHAIRMAN: Yeah, you know, look, I think that any -- you know, any time that we have, you know, children walking through, you know, an area that isn't fully sidewalked on both sides, you know, whatever we can do to make the whole area safer is fine with me. So why don't we go ahead and do that, Mr. Pape.

MR. REISS: Shawn, I have my hand up. I don't know if you saw.

THE CHAIRMAN: No, I can't see you.

MR. REISS: Okay. So I agree with the sentiments on that. I don't know the answer, but I think it needs to be looked at. The walking through the lot concerns me, but also, coming off of Ryders Lane, what type of separation will there be for a car coming in versus a car coming out? Is there going to be some, like, cement in the middle to -- little bit of like a throat to separate? Is there a way to maybe extend the going out a little further away to give some separation between the in and the out?

MR. KENNEL: Well, the issue there is we have -- if we make that curb return, the exit one, wider, then we start -- we have less separation from the entry into the gas station, and there's, you know, you want to have a certain length of tangency between driveways so they're not overlapping, I

mean, and that would end up extended beyond our property frontage, which is generally frowned upon by the county when they looked at driveway designs.

MR. REISS: What about the other way?

MR. KENNEL: The entry drive, I'll talk to Mr. Wiener. It appears that we could make that -- we could increase that radius. Whether it goes to 30, 35, I guess that's something we can look at.

MR. REISS: Thank you.

THE CHAIRMAN: Thank you.

MR. PAPE: The ultimate answer -- we can carry your suggestions with us to the county planning board and point out that they are requests from the town, but the ultimate design of that driveway falls under the county engineer.

THE CHAIRMAN: Yeah.

MR. PAPE: But we can bring that guidance, and they're very respectful of municipal input. We'll bring it -- if you ask us, we'll bring it with us.

MR. REISS: My concern that -- the speed on Ryders Lane is what again? What's the speed limit on Ryders Lane?

MR. SACHS: It's 45.

MR. REISS: So you got 45-mile-an-hour, you're turning in, and it's tight. Right now it's not counterclockwise so you could have cars coming back out. You could have people walking. I got to be honest with you. I think it needs some looking into, how it's set up. I think that's where the other comments were coming from. I think the counterclockwise helps, but I think there needs to be some separation, but you are coming off a road of a decent speed.

MR. KENNEL: And just -- I understand your comment, and again, when the heaviest parking loads are on this during the worship center, the traffic -- just remember, the traffic is pretty much directional, so it's, you know, you basically have your heavy ingress where people are parking and going to the worship center, and then you have the exiting movement. So, you know, again, it's -- I understand your comment, and we'll look to see what we can do, but realize that this is for activity for the worship center. It's a directional flow where everybody kind of comes in over a period of time, and then 2 hours later they're exiting. So again, it's a little different than a standard commercial use.

MR. REISS: If you could look into it, I'd appreciate it.

MR. KENNEL: Will do.

THE CHAIRMAN: Any other questions for this witness? Mayor.

MAYOR COHEN: No. Like I said, I just -- I don't -- I could go either way on the directionals. I go to Shop Rite and lots of different places, and people go in both directions all the time, and they walk in with kids, and we all seem to manage. I think they would manage here, too. But I get the concern, and if that's what the board wants to do, I think it's fine.

THE CHAIRMAN: Thank you, Mayor.

Mr. Pape, is it time to call another witness?

MR. PAPE: Yes, thank you.

MR. PHILIPS: Shawn, could I just get one question answered?

THE CHAIRMAN: Yeah, of course, Steve.

MR. PHILIPS: Where are the charging station spots?

MR. WIENER: Currently, they're on this side, but we're going to be moving over this side so there's no conflicts with the sidewalks.

MR. PHILIPS: Would you --

MR. SACHS: That was one of the recommendations of our staff, to relocate them.

MR. WIENER: Because they're on the other side of the sidewalk, and if you're plugged in, then obviously it's not a good thing, so we're going to move them to this side.

MR. SACHS: That being the north side.

MR. WIENER: Correct.

MR. SACHS: Okay.

THE CHAIRMAN: Thank you. And, Mr. Pape, before you call another witness, we're going to take about a 5-minute recess because the chairman has to.

MR. PAPE: No problem. Okay. Thank you.

(Board recess)

THE CHAIRMAN: Okay, great. Thank you. Thank you for that short recess.

Mr. Pape, I believe you are ready to call another witness.

MR. PAPE: We are ready to call Yoshita Chandrani, our architect. Yoshita also was present and testified at the last meeting, but if we could have her sworn, and then we'll again share her

credentials and go into her direct testimony.

THE CHAIRMAN: We certainly can.

MR. PAPE: Thank you.

THE CHAIRMAN: Please raise your right hand. Do you swear to tell the truth, the whole truth, so help you God? Please state your name for the record, spell your last name, and give us a brief bit of your CV since you were qualified at our meeting over the summer. But I can't hear anything. Are you possibly still muted?

MS. CHANDRANI: Sorry. Right, right.

THE CHAIRMAN: There you go, Yoshita. How are you?

MS. CHANDRANI: My name is Yoshita -- I'm fine. Thank you. My name is Yoshita Chandrani, Y-o-s-h-i-t-a, and last name is Chandrani, C-h-a-n-d-r-a-n-i. I am NCARB certified in the United States of America. I have licensed -- I'm a licensed architect in New Jersey, Pennsylvania. I'm a LEED AP for building design construction. I am also a certified interior designer in the State of New Jersey.

THE CHAIRMAN: Well, like I said, you were previously qualified. We're happy to accept you as an expert, and welcome back to East Brunswick. I'll turn it over to you and Mr. Pape.

MR. PAPE: So, Yoshita, you've prepared some special elevation plans for this evening's presentation. They have been shared with the board. They have been loaded in electronically. I am going to ask if you could begin with the exhibit that you're showing all of us now. If you could begin with that exhibit and describe the changes that you've made to the building, describe the viewpoint that we are seeing, and then I'm going to ask if you could take us around to the other side of the building --

MS. CHANDRANI: Sure.

MR. PAPE: -- and then from there take us to the elevations of the pre-K, and let's focus on the appearances of this building to our neighbors and the traveling public.

MS. CHANDRANI: Yeah. So the whole project was redesigned keeping in mind the comments and concerns of the neighbors, the township professionals, board. The main worship center is designed with the inline neoclassical style of architecture of the Sadhu Vaswani Center, which is based in India. As you can see, the character -- main characteristics are the blank walls, wide

colored facades, and emphasized columns, pediment which is a Greek Revival element to the building, and a simplistic design.

The pre-K building has been designed as per the existing residential houses, colonial style to blend with the neighboring community.

The main changes for this worship center is that it has now got two floors instead of three. The first floor has a worship hall and a dining hall. The ancillary areas like offices, toilets, utility rooms, and a kitchen support the main activities. The main worship hall is connected to the memorial on the south side.

The second floor will have a museum, a library, and a reading area. Part of the second floor has a parsonage for visiting dignitaries.

The worship center and the pre-K school are connected by a covered breezeway, which is here.

The height of the building. The worship center building is redesigned with a lower height by eliminating the third floor to the previous design. The height of the building, itself, is substantially reduced by 10 feet, 6 inches, from 37 feet to 26 feet, 6 inches, but the first floor level has dropped 3 feet working with the revised topography of the site, and so the total reduction in height of the building is 13 feet, 6 inches. This is a substantial reduction in the height of the worship center than the previous design.

The footprint of the building is within a rectangle of 117 feet by 101 feet with the first floor area of 11,521 square feet and the second floor of 4,612 square feet. The total area of the building is 16,133 square feet, which is again a reduction of almost 1,798.14 square feet less than the previous building.

The worship center has been moved a bit further from Perry Road towards the Ryders Lane.

The facade of the worship center, the exterior of the worship center has exterior insulating finishing system, which is also called EIFS, which looks like stucco, at the second floor, and the rainscreen (inaudible) panel system on the first floor. The building has a flat roof, which will house the solar panels.

On the south side of the building is the meditation hall, a meditation garden. The meditation garden when developed will have a representation of all the religions. The water body in here will bring tranquility and ambience

(inaudible) and the landscaping around the meditation garden enriches the beauty of the surroundings. In all, it will be a divine experience to meditate for the followers of any religion. Acupressure walks for the overall health of the walker will be built around the water body. You will be seeing that in my next exhibit of the plans.

There is a memorial on the south side, which will be built next to the worship center with two idols of the founder Sadhu Vaswani and Dada JP Vaswani will be installed to pay respects by the congregation. The memorial can also be accessed by another exterior door opening to the meditation garden.

The pre-K school is a new building, which is designed by replacing an existing house on 4 Perry Road. The area of pre-K building is 4,122 square feet on first floor and 2,909 square feet on the second floor. The total area is 7,031 square feet. The pre-K building sits at a slightly lower grade than the present 4 Perry Road house. Due to the grade level changes, the north side of the pre-K school building first floor is placed substantially below the adjacent ground. The pre-K building is oriented and located exactly at the existing house, which is going to be demolished, and the driveway will be retained for emergency access for the fire department from the Perry Road.

There are two levels of the pre-K school. The height is 23 feet, 8 inches, almost the same as the existing building height. The exterior facade of the pre-K blends with the neighboring properties and is finished with vinyl siding and stucco. It blends with the color of the worship center as well as harmonizes with the neighborhood houses.

So this is the total project we have.

MR. PAPE: If you could, Yoshita, if you could take us around to the Perry Road side of the project and introduce the view from that side.

MS. CHANDRANI: Okay. This is the Perry Road view of the pre-K school without landscaping. We have substantial landscaping in that area on the Perry Road, and this is -- this particular image is with the landscaping, the same image but with the landscaping here.

This is the -- from the Perry Road, this is the view from the 8 Perry Road side. This is the worship center without landscaping, and this one is

after we have added the new landscaping.

So these are the pictures from the Perry Road.

MR. PAPE: Do you have any other elevations to share with -- yes, that's what we're looking for. Take us through these exhibits.

Actually, I think we should be labeling these, Counselor.

MR. SACHS: Yeah, let's -- I was just going to say. Go back if you can.

MR. PAPE: Thank you.

MR. SACHS: I think the last one was -- was it A-16? So I think we're up to A-17.

THE CHAIRMAN: A-16 was the last one.

MR. SACHS: All right, so let's mark the first exhibit that the witness was testifying to as A-17.

MS. CHANDRANI: Right.

MR. PAPE: Yoshita, please describe what that is just for the record.

MS. CHANDRANI: Okay. The A-17 exhibit is the proposed renderings, and the drawing number is AR-7.

MR. SACHS: Okay.

MR. PAPE: Thank you.

MS. CHANDRANI: It shows all the three buildings from the Ryders Lane side.

MR. SACHS: Just scroll down a little bit.

MR. PAPE: Yoshita, two buildings.

MR. SACHS: Let's also call AR-8 can be part of the A-17. I think you've testified to that. And scroll down one more. Okay. So let's -- you know what, let's call all of these architectural exhibits A-17. The one that you showed just from Perry Road with and without landscaping was AR-9 of A-17. Okay, and then go up to the -- scroll down one more. Okay, that's what you're going to testify to now, which I assume is -- is that AR-10?

MS. CHANDRANI: Yes.

MR. SACHS: Okay. Thank you.

MS. CHANDRANI: This is the -- a view from the parking lot towards the worship center and the memorial. This is the view of the water body at the meditation garden. This view is from the 2 Perry Road side where the building is literally -- the first floor is just below the retaining wall and the fence. You will see very part building of the second floor, you will be seeing that, but otherwise, it's all landscaped completely.

And this particular image is a bird's-eye-view showing the whole -- this is the Ryders Lane, this is the Perry Road, and this is the parking area, the main building, the school building, and the meditation garden in this area with the memorial here.

MR. PAPE: If you would, Yoshita, there's no signage per se on the building, but there is I'll call it an insignia, a symbol that is on the building.

MS. CHANDRANI: Right.

MR. PAPE: If you can just briefly describe that, not its elements, but just its size and its location and its purpose.

MS. CHANDRANI: Yeah. This is the Om symbol for Sadhu Vaswani Center, which will be placed in the pediment at the roof level, at the parapet level.

MR. PAPE: And is that the only identification on the building that is proposed?

MS. CHANDRANI: Yes.

MR. PAPE: Do you have anything further to share with the board?

MS. CHANDRANI: It is the mission symbol, and it's a rendition of the ancient Indian symbol Om, which represents the universal reality.

MR. PAPE: I didn't mean -- as far as other exhibits and other testimony with regard to the --

MS. CHANDRANI: Oh, sure. I have the plans, which I would like to go over.

This is AC-1, which is the colored drawings for the worship center parsonage, the first floor plan. You want to have it as exhibit --

MR. PAPE: May I ask it be labeled as A-18.

MS. CHANDRANI: Eighteen, right.

MR. PAPE: Is that acceptable, Mr. Sachs?

MR. SACHS: Yeah, that's fine. Thank you, Ken.

MR. PAPE: Okay.

MS. CHANDRANI: So this is the first floor plan of the worship center. Parking area, you come in -- you drop off, and you can park your cars on the other side. You enter, and then this is the worship hall, the dining hall. You can go out into the meditation garden here with the water feature in this area, acupressure walk around it. From the worship hall, you can enter the memorial, and there

is another exit over here from the memorial. We have the toilets, the utilities areas, a kitchen, and some storage is here. There's an elevator, and this is the outside patio from the dining area, and otherwise, all this is the walkway. There is a covered walkway here, which connects to the pre-K building, and this is the pre-K building.

The next -- this is the second floor, AC-2 for the worship center. This area is all library, museum, and the reading section on the site. This side is the parsonage for the visiting dignitaries. Some (inaudible) room and some storage areas.

AC-3 is the roof. We have the solar panels on the roof.

And we have the AC-4 as the elevations of -- four elevations of the worship center and the memorial.

This is the west side Ryders Lane elevation. This is east side from the Perry Road side, but this is without the retaining walls and the fences and all. This is the clear picture of the elevation of the building, itself. This is the south side, and this is the north side.

The AC-5 is the colored drawing for the pre-K school first floor plan, second floor plan, and the roof plan. This is the covered walkway. You enter the building. From the parking lot there is a ramp which goes up, up to the main entrance. You have two classrooms here and an indoor play area on this side, which goes out to the outdoor play area. There is a sick room and a utility room. On the second floor you have two more classrooms and another library, sort of an area where kids can read and have a multipurpose area there.

And the roof is very similar to a residential roof.

These are the elevations of the building. This is the Perry Road side elevation. This is the elevation from the preschool side from the parking area. This one is from the west side, Ryders Lane side, and this is on the north side, where you will see that the first floor of the building is pretty much below the railing here.

MR. PAPE: For labeling and clarity, Mr. Sachs, could we call AC-1 through AC-6 all A-18?

MR. SACHS: That works.

MR. PAPE: Okay. Thank you.

And just one -- Yoshita, you're showing us these elevations, and these are the naked

elevations --

MS. CHANDRANI: Right.

MR. PAPE: -- without the landscaping that is part of the full site plan.

MS. CHANDRANI: Right. That's part of these drawings.

MR. PAPE: Fine. Having presented the facade, the elevations of all of the buildings and the floor plans, do you have anything further to share with the board?

MS. CHANDRANI: No, that's it.

MR. PAPE: Mr. Chair, board members, that concludes Miss Chandrani's testimony, and she is available to you and your professionals for questioning.

THE CHAIRMAN: Do we have any board questions for this witness? Thank you, Miss Chandrani. Any board questions?

MR. BRAVMAN: Yes, Mr. Chairman.

THE CHAIRMAN: Yes, certainly. I can't see who's asking.

MR. BRAVMAN: Larry Bravman.

THE CHAIRMAN: Hey, Larry.

MR. BRAVMAN: Miss Chandrani, could you give us some testimony as to the outside or exterior mechanicals systems, where they're located. I know there was earlier testimony that either both buildings or at least one building was going to have a generator. Using your drawings and outside elevations with landscaping, can you show us where that would be, also like where the AC compressors will be. I don't know if they're going to be rooftop. I know you mentioned solar. Can you give us an overview of where the outside mechanicals will be located, how they'll be shielded, and things like that.

MS. CHANDRANI: Sure. The generator is designed to be placed somewhere in this area. It will -- it is on the site plans. So the generator will be behind the kitchen area here.

MR. BRAVMAN: And just so we're clear, because I know members of the public also are listening, you're talking that's the Perry Road side.

MS. CHANDRANI: Perry Road is there, right, on the Perry Road side.

MR. BRAVMAN: Okay, and that generator services both buildings, or is that just the generator for the I'll call it the worship center.

MS. CHANDRANI: The worship area. For

the preschool area, the engineer testified it will be on the north side.

MR. BRAVMAN: The north side of the preschool.

MS. CHANDRANI: Right. I will show you. It will be outside this utility room here somewhere.

MR. BRAVMAN: And the generators, themselves, architecturally they'll be shielded and meet all requisite sound decibels at property levels when they're tested with sound attenuation if necessary?

MS. CHANDRANI: Right. This will be a small residential sort of a generator here while the generator for the main building will be slightly larger, but if you see, this is the retaining wall, which is 5 feet high, and then there is a 6-foot-high fence on top of it with the very extensive landscaping here. So when the generators will be specified, they will be specified with adequate and to meet the requirements of the code requirements.

MR. BRAVMAN: Right. I guess -- and you can work with staff or the engineers can work together. I had some issues with some generator work, myself, where when you dealt with walls or any type of barrier, it actually gave a reverb that there was like a vibrating sound that wasn't anticipated, which then amplifies the sound to the obviously the concern would be to the residential side of the property. So I guess I just ask that professionals or the engineers, you got to do some sound testing on that just to make sure. While the expectation is it should be compliant, especially as you indicated if you're going to be around any walls or fencing, there might be reverb or any type of bounce-back noise.

MS. CHANDRANI: Sure.

MR. BRAVMAN: And where are the AC I guess the compressors going to be?

MS. CHANDRANI: The AC units we have shown on the rooftop. These are the areas where we will be having the AC units. This is just a general layout right now, but we will have to work with the MEP engineers once the -- we get them on board.

MR. BRAVMAN: Right, and I guess -- I guess I have a question I guess for our staff. I know normally we -- things are hidden behind a parapet. So the compressors would be, but are solar, as well, or is solar arrays that it would be higher than the parapet?

MS. CHANDRANI: The solar, because they will be placed at an angle, they might be above the parapet level.

MR. BRAVMAN: Okay, but the compressors would be blocked by the parapet.

MS. CHANDRANI: By the parapet, and the compressors may be even higher than the parapet level basically, and the -- we will have a screening around it.

MR. PAPE: Can we call that a sound attenuating shroud, Ms. Chandrani? These are the words that I have learned are the proper words.

MS. CHANDRANI: Proper, right. No, we will screen them off anyway.

MR. BRAVMAN: And the AC for the preschool?

MS. CHANDRANI: The AC for the preschool, we will have it in the -- it's a small building so we will have it in the utility room, and maybe the AC compressors will be sitting outside.

MR. BRAVMAN: Similar to a home as you're saying.

MS. CHANDRANI: A home, right. It's a very small building.

MR. BRAVMAN: Okay. Thank you.

THE CHAIRMAN: Thank you, Mr. Bravman.
Mr. Neary.

MR. NEARY: Thank you, Mr. Chairman.

Thank you for this presentation. I just was looking at from past testimony that was provided by Mr. Peck, who lives on Corona Road, who's one of the residents in the neighborhood. How would the view of the pre-K facility impede in his back yard? If you're sitting in his back yard, you're saying it's downgrade a little bit, but do you have any evidence to provide how that view would be?

MS. CHANDRANI: That is from the 2 Perry Road, right?

MR. NEARY: Yeah, that's from Corona. He's between the gas station and Perry Road on Corona.

MS. CHANDRANI: This is the view.

MR. SACHS: Let's just reflect. This is exhibit -- Miss Chandrani, what is it?

MS. CHANDRANI: This is AR-10 is A-17.

MR. SACHS: Okay, it's AR-10, and it's the bottom left of a depiction, which has pre-K school from north side. So that would be the view from that property owner's back yard on Corona.

MS. CHANDRANI: Sure.

MR. SACHS: Okay. Thank you.

MR. NEARY: Thank you, Mr. Chairman.
That's all I have for now.

THE CHAIRMAN: Okay. Any other board or staff questions for this witness?

MR. PHILIPS: Shawn, I have a couple questions.

THE CHAIRMAN: Sure, Steve.

MR. PHILIPS: If we -- first of all, on the generators, are there going to be natural gas, or they're going to be diesel?

MS. CHANDRANI: We have natural gas on the site, so we will go with the natural gas, but that will be decided by the MEP engineer once he's on board.

MR. PHILIPS: There's a big difference if you have a diesel versus a natural gas in terms of fuel storage, et cetera. That's why I was asking.

MS. CHANDRANI: So we will decide it based on the MEP engineer's recommendations.

MR. PHILIPS: Okay. And if you could, if you could show I think it's AR-9, which is the one right above -- okay. On the center of that picture, you've got an access point on the lower right-hand side, correct?

MS. CHANDRANI: This one?

MR. PHILIPS: Yes, and then the picture directly above it also shows that same access; is that correct?

MS. CHANDRANI: Uh-huh.

MR. PHILIPS: Is that also the one that goes into the space between the nursery and the regular building?

MS. CHANDRANI: Yes, that is the emergency access here for the fire department.

MR. PHILIPS: Okay. Very good. Thank you.

THE CHAIRMAN: Thank you, Steve. Any further board or staff questions?

MR. KIPP: Yeah, Chairman, Keith Kipp. I have just one quick question.

THE CHAIRMAN: Sure, and I'm sorry, who is that speaking?

MR. KIPP: Keith Kipp.

THE CHAIRMAN: Oh, okay, Keith.

MR. KIPP: Yoshita, can you just quickly explain which direction the solar panels are facing, because we have had a problem with glare in residents' windows, and I just want to make sure the

direction they're facing won't cause any impact to the residents.

MS. CHANDRANI: The height of the -- the solar panels are pretty much at a -- at the same height of the roof, so whatever angle they will be, they will basically normally they face south, southern direction, but it won't be into their eyes because the windows will be pretty low.

MR. KIPP: Right, so it will be facing towards the Saw Mill Brook.

MS. CHANDRANI: Towards the -- yeah, whatever the recommendation. Normally they are on the south side --

MR. KIPP: Thank you.

MS. CHANDRANI: -- in this part of country.

THE CHAIRMAN: Any other questions?

MS. CARTER: I have a just a simple easy question. You mentioned -- I don't know if you can hear me.

MS. CHANDRANI: I can hear you.

MS. CARTER: Yes, okay. You mentioned you'll be screening the utilities on the roof. You'll be screening them with what?

MS. CHANDRANI: With the metal screens.

MS. CARTER: Metal screens.

MS. CHANDRANI: Yeah, yeah.

MS. CARTER: And can you provide details for that.

MS. CHANDRANI: You want the screen details?

MS. CARTER: Yes.

MS. CHANDRANI: We will do that. I'll make a note.

THE CHAIRMAN: Okay. Any other questions for this witness?

MR. NEARY: I have one more question. Regarding the compressors on the roof, is there any thought from our staff side about a sound test to see how they -- the spill -- the sound could spill out into Perry Street and the neighborhood?

MS. CHANDRANI: Sure, we'll do that.

MR. NEARY: All right. Thank you.

THE CHAIRMAN: I'm sorry, I didn't hear that response to Adam's question.

MS. CHANDRANI: We'll comply to that.

THE CHAIRMAN: Okay. Terrific. Thank you.

Any further staff or board questions for this witness? Okay.

Thank you, Miss Chandrani.

MS. CHANDRANI: Thank you.

THE CHAIRMAN: What I'd like to do -- it's very disconcerting for me, you know, not to look out and see an audience, you know, and members of the public wishing to be heard. What I'd like to propose -- and, Mr. Pape, I want to see that this is okay for your schedule, also. I think we've heard from everyone but the planner.

MR. PAPE: Yes.

THE CHAIRMAN: So what I'd like to do is go to the public, assuming that there is a fair amount of public out there, or even if it's not, bring the planner back at a next meeting, and I would anticipate a vote at the next meeting. Does that kind of schedule work for you and your client?

MR. PAPE: Mr. Taylor, it is your board to run, and you run it in an extraordinarily efficient way. I will defer to your procedures.

THE CHAIRMAN: Yeah, because I really would -- it's about 10 o'clock now. We've been here since 7:30. I'd like to get members of the public heard. This had a high degree of public interest last time. And then handle like that. Mayor, Mr. Criscuolo, anybody have an issue with moving forward in that way?

MAYOR COHEN: No, I think it's -- the public's been very patient. I think we should give them an opportunity to speak.

THE CHAIRMAN: Yeah, I know, Mayor, when we spoke earlier, you wanted to make sure that our neighbors and the public in that area get a chance to be heard, especially since this, you know, the basics of the project have changed a fair amount.

Mr. Criscuolo, I never do anything in town without checking with you first.

MR. CRISCUOLO: That's fine.

THE CHAIRMAN: All right. Okay, so why don't we do that then. Why don't we proceed that way.

Loren, is there any member of the public wishing to be heard?

MS. MORACE: Yes, so far I have one resident, Mr. Bernie Prohaska. So I am going to allow him to speak right now.

THE CHAIRMAN: And I'm sorry, just give me their name one more time.

MS. MORACE: His name is Bernie Prohaska.

THE CHAIRMAN: Prohaska, okay. Thank

you.

MS. MORACE: Mr. Prohaska, can you hear us.

MR. PROHASKA: Yes, I can hear you. Can you hear me?

MS. MORACE: Yes.

THE CHAIRMAN: We can, Mr. Prohaska. I am asking you to please raise your right hand to be sworn.

MR. PROHASKA: Raising my right hand.

THE CHAIRMAN: Do you swear to tell the truth, the whole truth, so help you God?

MR. PROHASKA: Yes, I do.

THE CHAIRMAN: State your name and spell your last name, please, and I do believe that you were on at a prior meeting, correct?

MR. PROHASKA: That's correct.

THE CHAIRMAN: So I, you know, welcome again, and spell your last name for the record.

MR. PROHASKA: Thank you for your time. Actually, I just wanted to mention that I'm speaking for both myself and my wife, Yvonne Prohaska. She's joining me at the meeting. I just wanted to ask before I began, you mention a 3-minute time limit, and is that in stone, or do I have a couple --

THE CHAIRMAN: Look, you know, I'm a firm believer in letting my fellow East Brunswick residents ask their questions and get their -- and get their answers, so --

MR. PROHASKA: Great.

THE CHAIRMAN: -- one of the things that Mayor Cohen and I always agree upon -- have agreed upon is our residents are important. That's what -- we are all residents. So I would really like you to be heard.

MR. PROHASKA: Okay.

THE CHAIRMAN: So if you go on, that's not an issue. If you're starting your 12th minute, that might be an issue.

MR. PROHASKA: No, I don't think that's going to happen.

THE CHAIRMAN: Okay, Mr. Prohaska, go ahead.

MR. PROHASKA: Just to repeat, we are residents here in the same home since 1980, okay, so we have a long history, you know, and we recognize our neighbors' concerns as well as our own.

After reviewing the plans, our question is why the SVC now requires two buildings instead of the just original one. Plus, they are increasing

their total square footage from what I believe was approximately just under 19,000 square feet, 18,680, to over 23,000 between the two proposed buildings. They are exceeding the allowable lot coverage by a factor of 50 percent, 46.7, where 30 percent is permitted. That's about a 50 percent increase, which in our view should be grounds for rejection of this variance.

SVC purchased three adjacent residential properties that will no longer be sources of tax revenue since SVC is tax exempt, and I'm wondering why they made such a significant purchase of those three homes and in addition wanted to purchase other homes, at least one of that I know of, and -- I'm sorry. Did SVC know something that the residents were not made aware of beforehand.

In our view, this project should be relocated in its entirety. In today's housing climate, they can easily sell those homes fairly rapidly. However, if the board feels necessity to grant SVC a variance, we, as the actual taxpayers, propose the following.

Loren, if possible, could you please show on screen the rendering that I sent to you last week.

MS. MORACE: Sure. Let me --

THE CHAIRMAN: Hey, Larry, how do we deal with that at a virtual meeting?

MR. SACHS: Well, it could be an objector's exhibit, but I think Mr. Prohaska is going to have to -- is going to have to lay a foundation. I mean, if it's a handwritten concept plan, I'm not sure what credence it would be given if it was prepared by an engineer or an architect, that's a different story, but --

MR. PROHASKA: It certainly wasn't. I don't have the skill of an architectural rendering.

MS. MORACE: Excuse me, Larry, do you want me to send it over to you real quick?

MR. SACHS: No, you can put it on the screen. Let's put it on the screen. Again, it's public portion. I'm not going to deprive Mr. Prohaska the opportunity to make a comment as to an exhibit he may have prepared.

MS. MORACE: All right. Just give me one moment. I'll pull it up.

THE CHAIRMAN: And, Mr. Prohaska, while Loren is pulling that up, I know you mentioned that in your testimony that a couple of houses will be coming off the tax rolls. You know, that is not

really something we look at when we consider an application. Religious institutions are considered in planning an inherently beneficial use. I for one being -- having lived in East Brunswick since 1957 love our houses of worship and don't mind that we leave a few tax dollars on the table. I think the benefit of a church, a synagogue, a temple, any kind of religious institution, far outweighs the taxes.

MR. PROHASKA: All right. We have to scroll up a bit --

MR. SACHS: All right, so, Mr. Prohaska, this --

MR. PROHASKA: -- or reduce the size to get everything if possible.

MR. SACHS: Mr. Prohaska, this is an exhibit you prepared?

MR. PROHASKA: This is a prepared together with my neighbor.

MR. SACHS: All right. That's okay. You can testify to it. I mean, currently -- let me just make a comment. It's certainly the prerogative of the landowner, the property owner and the applicant, to design whatever they believe they would like to have approved by this board. I understand you're going to provide I guess an alternate proposal here, but go ahead. Why don't you -- if you'd like to testify, that's fine.

MR. PROHASKA: What I'm trying to show here is, number 1, to try to get -- bring this back to one building, two-story building, plus a lower level. As is often the case in many buildings where doctors are in the lower level, even church houses of worship have lower levels, and the fact that this building is not going to be used on a daily basis, as was early testimony that I heard, I don't see any reason why they cannot combine the house of worship, a school, which apparently is comprised of four classrooms. I noticed earlier that there was actually a dining room on two of the levels, which surprised me a bit. They look to be quite large.

But getting back to my prepared speech here, I recommend they can confine expansion to one building confined to two levels above ground and one below. This will provide the three levels that SVC originally requested, and it should be moved to a less intrusive location closer to Ryders Lane and further from homes on Perry and Corona.

Number 2, all access and egress routes to and from their property will only be from Ryders Lane. Access from Perry Road must be blocked off

with a suitable attractive fence or wall with a gate only for emergency vehicles, which I know was covered earlier this evening.

Number 3, SVC will provide adequate parking for all activities, including celebrations and other large gatherings, and they agree that Corona, Perry, and Allwood Roads will not be used for overflow parking or to avoid the Tices Lane and Washington Avenue U-turn.

Number 4, SVC will not permit excessive noise, lighting, or other disturbances.

Number 5, SVC will provide an adequately funded performance bond to ensure satisfactory completion and cover any damage or hardship to adjacent residential properties.

In our view, the key considerations for the planning board are, number 1, the new center should be located further away from our neighborhood, starting at a much lower ground level.

Number 6 Perry is a deep lot, approximately 175 feet, and very wide at the rear boundary, about 154, thus providing a nice buffer zone for everyone. There is no good reason other than SVC's wanting to create a grand entrance to their facility to be this far back from Ryders Lane. That's in our view. Maybe there's some engineering reasons why it has to be that way that I'm unaware of.

Secondly, the current requested 46.7 percent impervious land coverage variance versus 30 percent allowed is totally unacceptable in our view. A single two-level above ground with a lower level building will comprise a much smaller footprint compared to the two proposed two separate buildings. We, the homeowners, are the ones who are going to have to endure the demolition, construction, noise, and potential air pollution that this project will create.

Third, the development does not conform to the aesthetic of our neighborhood and will also very likely impact our property values by perhaps 10 to 20 percent and diminish the aesthetics of the neighborhood. SVC proposes to plant trees, shrubs, and other plantings. Bear in mind that landscaping can take many years to develop into anything resembling a living barrier, if at all.

If the plan is approved, the planning board and SVC will be undermining our quality of life, for which we pay for in considerable annual taxes. We ask the board members, would you want to

deal with the noise, dust, and typical construction fallout that we would have to endure on a daily basis. Demolition and construction will neither be quiet or clean. This will be a problem for anyone with infants, small children, or those who need sleep during the day while concussive reverberations take place nearby. People will be dealing with pets agitated by the demolition and construction noise and vibrations. Picture yourself trying to enjoy your property while this project is taking place. Please just for a few minutes envision being in our situation, gardening in your back yard, having friends over for a barbecue, going for a swim. Let your imagination illustrate those scenarios.

A project of this magnitude will go on for quite some time. With the current supply chain issues, this alone could add to delays.

A recent article in the Patch stated East Brunswick was voted one of the best places to live in New Jersey, March 2021. Do we, the residents, still come first?

And in closing, we urge the board members to deny this application. To allow it would be a grave injustice to every tax paying Lawrence Brook resident in proximity to this project. The project must either be rejected or at least be scaled down. In reality, SVC should move to another more suitable location for a project of this magnitude.

Thank you.

THE CHAIRMAN: Thank you.

MR. SACHS: Loren, if we can mark this as an O exhibit. I don't know what the last O -- I know there were some prior O exhibits last summer.

MS. MORACE: This one would be O-4.

MR. SACHS: Okay. Great. Thank you.

MS. MORACE: You're welcome.

MR. PAPE: Mr. Sachs, if I can have just a moment to ask Mr. Prohaska a series of questions.

MR. SACHS: Sure.

THE CHAIRMAN: Certainly, Mr. Pape.

MR. PAPE: Thank you. And, Mr. Prohaska, I appreciate the time that you took to present that material, but for the record, I think it's important to establish the following. Are you a real estate professional?

MR. PROHASKA: I am not.

MR. PAPE: Are you an appraiser of real estate?

MR. PROHASKA: I am not.

MR. PAPE: Are you a professional engineer or planner or architect?

MR. PROHASKA: I am not.

MR. PAPE: Thank you very much. I have nothing further.

THE CHAIRMAN: Thank you. Loren, do we have any other members of the public?

MS. MORACE: Yes. Let me just -- yes, Jeff Peck is the next -- hold on a moment -- allow him to talk.

THE CHAIRMAN: Mr. Peck.

MR. PECK: Can you hear me?

THE CHAIRMAN: We can. Please before you begin your testimony or your comments, please raise your right hand to be sworn. Do you swear to tell the truth, the whole truth, so help you God?

MR. PECK: Yes, I do.

THE CHAIRMAN: And please spell your last name for the record and share with us where you live.

MR. PECK: Last name is spelled Peck, P-e-c-k. I live at 4 Corona Road in East Brunswick.

THE CHAIRMAN: Welcome, Mr. Peck. I think that you testified at a prior meeting?

MR. PECK: Yes, I did.

THE CHAIRMAN: Welcome back.

MR. PECK: Thank you so much.

THE CHAIRMAN: Please --

MR. PECK: I'll try to be brief. I've already tried to make this concise as I can so I'm not going to be --

THE CHAIRMAN: No, please, I want you to feel comfortable that you got, you know, a fair hearing.

MR. PECK: Sure. My name is Jeff Peck. I reside at 4 Corona Road, have been an East Brunswick resident for 53 years. My late wife and I taught elementary education in East Brunswick for almost 40 years. My life's work and love has been dedication to the children of East Brunswick. My deep concern here is that young children receive the best high quality education with all the expert research and preplanning necessary early in the process of proposing the building of a preschool.

I have done some very serious research. I attended the Graduate School of Education. I have post-graduate degrees in education. I have researched the following institutes of early education: The National Institute For Early Education; the (inaudible) report, a nonprofit

research group detailing the needs of the preschool children; and the Community Investment Collaborative for Kids Resources, which covers every aspects of planning, erecting, staffing, evaluation of teachers and staff, where to site to building, parent involvement, consideration of under or overenrollment, and flexibility of the architectural plan, and what -- also, what other activities and people will be taking place in the same building as the children. Also, the size of the hallways, relative to the enrollment at the school, and all these physical characteristics affect the young children in very subtle ways.

The local initiatives report in their guidelines for designing an effective and supportive environment for preschool children recommends that designs for classrooms be adjacent to each other, which is not possible when classrooms are on different levels, as is the plan that the temple has submitted in their latest proposal.

THE CHAIRMAN: Mr. Peck, this is Chairman Taylor. I just want to ask you a question, and obviously, you have very impressive credentials. Don't preschools -- are they not licensed by the State of New Jersey? And --

MR. PECK: Yes.

THE CHAIRMAN: And so while I'm not trying to cut your testimony off, please understand me. Would not the State of New Jersey look at all these criteria before issuing a certificate to operate?

MR. PECK: To be honest with you, there might be minimal standards, but what we're talking about here are best practices, not the minimum requirement.

MR. SACHS: Mr. Chairman, I feel compelled --

THE CHAIRMAN: Yeah, Mr. Sachs.

MR. SACHS: I feel compelled to respond to that comment. They're not minimal standards. They're very rigid standards. The State of New Jersey Department of Education and Department -- and Department of Community Affairs does a very thorough investigation of any application for a preschool. They are involved in scrutinizing the design of the facilities, the amount of square footage that's devoted to each classroom, the size of the bathrooms, the width of the hallways. It's very, very rigorous. So I just -- I don't take exception to what Mr. Peck is saying because it's certainly

the public portion.

THE CHAIRMAN: Nor do I.

MR. SACHS: But, you know, but this -- if, in fact, this application is approved, the preschool will be thoroughly scrutinized before a license is issued.

THE CHAIRMAN: And I guess, Mr. Sachs, I just had a follow-up question. You know, assuming this or any application for a preschool is approved by the planning board -- so understand, evaluating whether the preschool meets all the state's requirements is not under our purview.

MR. SACHS: That's correct.

THE CHAIRMAN: So if we were to, you know, approve the site for a preschool and that preschool also was approved by the DCA and the state, I don't even think we're within our power to not permit it to operate.

MR. SACHS: No, we're not.

THE CHAIRMAN: You know, what we'd like you to have, you know, more windows or whatever laudable trait we may want a preschool to have, as long as -- if it meets the state standards, I don't think we're allowed to not allow it to operate.

MR. SACHS: That's correct, Mr.

Chairman.

THE CHAIRMAN: Okay. So just with that knowledge, Mr. Peck, please continue.

MR. PECK: Okay. So what you're saying is I should have complete faith that all the material I'm bringing up will be totally covered by the state administration. I don't have to worry about best school practices, being that this is a preschool in my town of East Brunswick.

THE CHAIRMAN: I'm not saying -- Mr. Peck, you can investigate and look into -- feel free to look into the operation of the day school. I'm just saying those are issues that don't fall under our purview but under the approving state agency. That's all I'm saying.

MR. PECK: Okay. I'm enlightened.

THE CHAIRMAN: Well, I'm happy to do that for you.

MR. PECK: Yes. My second concern is, I've heard the testimony of all the experts, and I'd like to believe that the temple people are doing everything they can to mitigate the effect that this is going to have on the back yards of myself and also my neighbor, Mr. Sandberg, and maybe you can come into my back yard with me, and then you can

look over my trees and tell me that the second floor of that preschool nursery is not going to affect my back yard in any way aesthetically, because there's no way you can do that. You can try. I invite you to come, okay.

My back yard's very important to me. I spent my lifetime developing that back yard. It has very much meaning to me. If it didn't, I would have moved a long time ago. I would have taken the offer the temple made me a long time ago. Probably a wonderful offer, but there's a reason why I didn't take that offer. So maybe you want to think about that, being that that back yard has a lot of meaning to me and my late wife. Of course, this emotional stuff probably doesn't have anything to do with, you know, logic at all, but I'm a human being.

So I don't have anything else to say except that I'm probably really disappointed. I'm done.

THE CHAIRMAN: Well, thank you, Mr. Peck, for that -- for your testimony and your genuine concern about the preschool children of East Brunswick. Thank you.

Loren, do we have anything else?

MS. MORACE: Yes. All right. I am promoting Debbie to a panelist.

Debbie, can you hear us?

THE CHAIRMAN: Hi, Debbie?

MS. MORACE: Debbie.

THE CHAIRMAN: Doesn't seem like we have Debbie.

MS. MORACE: No.

MR. SACHS: Debbie disappeared.

THE CHAIRMAN: Debbie disappeared.

MS. MORACE: Okay. The next one is Leslie and Jonathan Maltby.

THE CHAIRMAN: Mr. and Mrs. Maltby you said?

MS. MORACE: Yeah. Can -- hello, can you hear us?

MS. MALTBY: Okay. It has to promote you and unmute.

MS. MORACE: Debbie is -- I'm sorry, Leslie. Debbie is on here. She didn't unmute herself.

MS. MALTBY: Okay. I'll go on mute until she's done.

MS. MORACE: Debbie.

MS. SANDBERG: My computer just did something weird. My husband Glen and I would both

like to speak.

THE CHAIRMAN: I think you can only go on the record one at a time.

MS. SANDBERG: Okay. So this is Debbie Sandberg. I live at 2 Perry Road.

THE CHAIRMAN: Please raise your right hand and be sworn, Debbie.

MS. SANDBERG: I am raising my right hand.

THE CHAIRMAN: Good. Do you swear to tell the truth, the toll truth, so help you God?

MS. SANDBERG: I certainly do.

THE CHAIRMAN: State your name. You said your last name was Sandberg. Just spell that and share with us where you live.

MS. SANDBERG: Okay. It's Debbie Sandberg, S-a-n-d-b-e-r-g. I live at 2 Perry, so I am right at the corner of Corona and Perry Road.

THE CHAIRMAN: Got you.

MS. SANDBERG: I will be right next door to the preschool. I'd like to tailgate on what Jeff just said about the preschool because I was an elementary school librarian for 38 years so I have a lot of dealings with children, and Mr. Wiener did say that no play surface besides the lawn will be available, but that's not compliant with New Jersey Department of Education standards. Playgrounds --

THE CHAIRMAN: Well, then, yeah, then they will not get approved I assume.

MS. SANDBERG: And my question is, will the state approve of the building prior to it being built, or does it have to be built and then the state comes in to say yea or nay.

THE CHAIRMAN: Yeah, I'm not sure of the sequence. Mr. Sachs, are you?

MR. SACHS: Yeah, I think -- yeah, I mean, the issue of the play surface -- and I do agree that there is a particular type of play surface that has to be utilized. Sometimes the Department of Education will even state that depending upon the age group that you have, you have to have separate playgrounds, so -- I mean, we're not getting into the detail on that right now. I think they've devoted a certain area of space -- correct me if I'm wrong, Mr. Pape -- you know, for that playground, but if they have to put in some type of surface, they'll do that. If they have to segregate children based on age, they'll have to do that, as well. Or what -- oftentimes what they'll do is they will not have all the children out at the

same time, you know, they'll have staggered hours so they can use the same play area.

MS. SANDBERG: My other concern is -- and Mr. Bravman also brought this up about the drop-off and pickup area. The state department does say it has to be a clear and safe drop-off and pickup for both parents and children, and I'm not really sure that exists with this plan. So that's why I'd like to know if it gets built and then approved or whether they approve and then build. So that's something that maybe somebody can look into and let us know.

My other concern is Mr. Lalwani spoke as a representative of the temple at our first meeting. Mr. Pape stated that he had worked closely with him on the project for over a year. So the information Mr. Lalwani presented under oath should be credible and accurate; however, there's a major discrepancy between what was said and the reality on the ground. Mr. Lalwani testified that they are not a temple, church, or mosque, they're a community center, yet Mr. Pape's letters refers to the proposed new building as a religious place of assembly. He testified that all activities will be indoors and peaceful, but an outdoor playground and meditation garden are still in the plans. These discrepancies have yet to be clarified, and I'd like answers since he was the temple's representative that night and tonight he stated he is the chief executive of the temple.

And finally, I would like to tailgate also on what Bernie said about the 46.7 percent. Thirty percent lot coverage was established for a reason and become an ordinance. Maybe it was established exactly for a situation like this, to prevent a person or a group of people from coming into a neighborhood and dominating it with one or two massive buildings. Our homes will be dwarfed in the process, and we will lose the sense of our neighborhood, and our homes according to the architect are colonial. We're all split levels.

Thank you very much.

THE CHAIRMAN: Thank you, Debbie. Mr. Pape, would you care to respond?

MR. PAPE: Only in part this evening. As far as the state's review of the building, the ultimate approval for operation occurs after the building is built, but the review of the plans is conducted during -- prior to the building being built. It's -- the confusion I think might be that

it's the final certificate from the state that says you're licensed to operate that comes when the building is complete. So we would not be building a building that we just hoped the state would approve.

THE CHAIRMAN: Would comply.

MR. PAPE: Yes.

THE CHAIRMAN: Thank you, Mr. Pape.

MR. PAPE: Sure.

THE CHAIRMAN: Okay, Debbie, would your husband care to speak?

MR. SANDBERG: Yes, I am.

THE CHAIRMAN: And your first name, sir?

MR. SANDBERG: My first name is Glen,
G-l-e-n.

THE CHAIRMAN: And your last name?

MR. SANDBERG: Sandberg.

THE CHAIRMAN: Please, I think -- I'm not sure if you -- well, why don't you just raise your right hand. Do you swear to tell the truth, the whole truth, so help you God?

MR. SANDBERG: Yes, I do.

THE CHAIRMAN: Just spell your last name for the record and share with us where you live.

MR. SANDBERG: I'm sorry.
S-a-n-d-b-e-r-g. I live at 2 Perry Road.

THE CHAIRMAN: That was going to be my guess. Welcome.

MR. SANDBERG: Thank you. Members of the planning board and residents of Lawrence Brook have spoken to what we see as the consequences of approving this application from Sadhu Vaswani. Consequences acknowledged in advance can be addressed, but how do we address the unforeseen consequences of approving this application? While it is true that you reap what you sow, it is equally true that if you sow the wind, you will reap the whirlwind.

My request is simple; deny the request for bulk variance relief, including maximum lot coverage of 46.7 percent, and restrict the Sadhu Vaswani temple to 30 percent lot coverage as permitted by East Brunswick ordinance 228-224G. It may be an old ordinance, but it should be enforced. The United States Constitution is old, but we enforce it.

In my opinion, Sadhu Vaswani has not submitted a compelling reason for 46.7 percent lot coverage. They simply want what they want. This is not something they need. Needs are different from wants. East Brunswick certainly does not need

another preschool.

We understand that Sadhu Vaswani wants to grow their congregation. We understand that they want to expand their facility. We understand that they want to add activities to their ministry. However, we, the residents of Corona Road, Perry Road, and Allwood Road should not be expected to pay for all this each and every day of our lives. Surely, no good can come of a situation in which one group of people decides that another group of people has nothing to say about the conditions under which they live.

The neighborhood has had to respond to three different proposals put forth from Sadhu Vaswani over the past year. This is no way to live. On the East Brunswick home page, I see a parks guide and the sign for Heavenly Farms. On the planning board page, I see trees, flowers, and butterflies. Well, East Brunswick wants to advertise itself as a desirable place to live. Please keep it so and deny this application for 46.7 percent lot coverage.

Thank you.

THE CHAIRMAN: Thank you. Thank you very much for those comments.

Loren, anymore members of the public wishing to be heard?

MS. MORACE: Yes. Let me just remove them as -- all right, Leslie, you may speak now.

MS. MALTBY: Okay. I am Leslie Maltby, and I'm at 15 Perry.

THE CHAIRMAN: Okay, Leslie, please raise your right hand to be sworn. Do you swear to tell the truth, the whole truth, so help you God?

MS. MALTBY: I do.

THE CHAIRMAN: Just -- you stated your name. Just spell your last name and share with us where you live, please.

MS. MALTBY: My last name is Maltby, and I live at 15 Perry.

THE CHAIRMAN: And just spell that for me, please.

MS. MALTBY: M-a-l-t-b-y.

THE CHAIRMAN: Thank you. Welcome.

MS. MALTBY: Thank you. I actually have a couple questions. I'm assuming I can ask questions, not just comment, right?

THE CHAIRMAN: Ask away.

MS. MALTBY: Okay. So I applaud the discussion tonight and the plans around the parking lot and also the entrance from 15 -- from Perry

Road -- sorry about that -- but I do want to say realistically I think that there's going to be problems with entering the center if you're traveling southbound on Ryders Lane. It's difficult to, you know, know how to do that U-turn. It backs up. I actually saw someone the other day doing a U-turn in the middle of Ryders Lane to get into the temple or the center. You know, I know the members may know what to do, but, you know, if you have guests or visitors, they're going to be driving, going how do I get in there, right. And people will park on Corona and Perry even if they don't have access and have to walk around. I'm confident of it. I know that's probably what I would do.

So my question is, what will the center and the township do to alleviate parking on the residential streets. And we also know that this, you know, this is a very tricky travel area. We know unfortunately many years ago there was a death, right, due to traffic problem, and then traffic laws had to be changed. So I think we want to prevent traffic problems. We want to prevent congestion on our local streets. So what is kind of the plan to do that?

MR. SACHS: Mr. Chairman, do you want me to respond to that perhaps? Shawn, I think you're muted.

THE CHAIRMAN: There you go.

MR. SACHS: Okay. All right. I mean, I can respond to that. I don't recall if we had this discussion back in the summer about designating resident parking on Perry and perhaps on Corona. But we have done that in the past, so therefore, if a -- if someone parked there that was not a resident for an extended period of time, you know, there could be enforcement action taken. I mean, obviously, that would have to go to the town council to see if that's something that could be done, but, you know, that's something that's been done in the past.

But I think, Miss Maltby, I think that the fact that you no longer have the entrance from Perry Road certainly would mitigate or alleviate any parking concerns on Perry Road. I think the original plan where you did have that access probably would have resulted in parking on Perry Road.

MS. MALTBY: I respectfully disagree. I think that it's simpler than trying to make that U-turn on Ryders Lane.

MR. SACHS: Well, you're asking about parking, though. You're asking about --

MS. MALTBY: Yeah, I'm saying that if you're going south on Ryders Lane, you could try and make that U-turn, which is difficult, or you could just quick park on Perry and walk around the corner. It's not far.

MR. SACHS: Yeah, I'm sure that could conceivably happen, but I think the fact that -- I mean, it's quite a long walk, but I think the fact that they've eliminated the access from Perry is certainly a benefit to the Perry Road residents and you won't have --

MS. MALTBY: It is. It is. I'm not denying that that is a benefit, but it's not a long walk, and I'm sure people will park there.

MR. SACHS: Okay.

MS. MALTBY: That's my opinion.

The second question I have, did this plan, this revised plan, go back to I think it's the EPA where they're watching to see where the effect on the brook. I know that that's not the -- this board doesn't weigh in on that, but I'm assuming that that has to happen before it gets here. I know it happened once. Has it gone back now that the plan has been changed, because we are, of course, concerned with a lot of flooding.

MR. SACHS: I think Mr. Pape can answer that question.

MR. PAPE: Sure. The wetland delineation and the flood hazard determination don't change because there's a new application. When this application is complete, if there's any general permits that are required from the state, we'll make those applications to the state, and any relief that this board could grant would be subject to those being granted. We do not -- we did not make any applications for general permits on the first one. We didn't make any on this one. Those follow the action of the planning board.

MS. MALTBY: Okay. It's disappointing, but that's -- I understand government have their ways.

And then my -- will there be any celebratory events like weddings or anything that will happen here that will go past the timelines that were discussed?

MR. PAPE: We anticipate on an annual basis that there could be three or four of these special events. None of -- the special events are

the only ones that would go to 10 o'clock at night. Nothing will go beyond 10 o'clock at night except for the 30 minutes for volunteers to complete the cleanup of the building before turning out the lights.

MS. MALTBY: Okay, so there's no exceptions to that?

MR. PAPE: We're placing it on the record that those are the -- that's the hours that we're asking this board to approve.

MS. MALTBY: Okay. And then I'm just a little confused when I hear the talk about the -- I hear preschool. I hear drop-offs are, you know, over a 2-hour window. Is it a preschool, a daycare, or a combination? I mean, I don't know that makes a big difference, but it just is confusing to me.

MR. PAPE: Our clients intend to operate a pre-K school for children prior -- of the ages below kindergarten. That's the -- with a maximum of 50 students.

MS. MALTBY: Okay, and then I do have to say that I'm sorry to see the beautiful trees gone from 6 Perry, but I understand the trade-off of having it further off the road, but I did want to say that.

MR. PAPE: Mr. Chair, if I could just for a moment, I didn't -- you went from one witness to the next with a little bit of alacrity, and I didn't want to step on anybody, but there was a comment that these variances are something that we want, and there was a suggestion that there was a standard of want or need. The testimony that's required by this board on variances is very technical, and there are very specific proofs that must be placed before the board to ask for variance relief, and I'll assure the board and the board's professionals and the community that the variance relief that is requested -- and it's very, very small amount of variance relief -- impervious coverage, which is only one of the standards that regulates the intensity of development, will be fully addressed by Allison Coffin when it is her turn to testify. So it's not something that we're just saying we want. It's something that we plan on providing the proofs to the board that justifies the board granting the relief.

THE CHAIRMAN: Yeah, thank you, Mr. Pape. I apologize if I was --

MR. PAPE: No.

THE CHAIRMAN: -- less than attentive

there for a second.

MR. PAPE: No, no, you're just quicker than me, that's all.

THE CHAIRMAN: Never, and I've known you for a lot of years.

MR. PAPE: A lot of years.

THE CHAIRMAN: Leslie, would Jonathan like to put anything on the record or have a question?

MS. MALTBY: No, he's good.

THE CHAIRMAN: Okay. Thank you, and thank you for calling.

Loren, how are we doing?

MS. MORACE: We still have more. I have Arthur and Joan Lifshey. Let me just promote them to panelist. Okay.

Art, can you hear me? Art.

THE CHAIRMAN: Hello, Art.

MS. MORACE: Art. Let me -- Art, you got to unmute yourself.

MR. LIFSHEY: Can you hear me?

THE CHAIRMAN: Yes. Okay, Arthur and Joan.

MR. LIFSHEY: So, well, to save time, I'm not going to repeat because basically my name is --

THE CHAIRMAN: I need to swear you in before you can say anything. Please raise your right hand to be sworn. Do you swear to tell the truth, the whole truth, so help you God?

MR. LIFSHEY: Yes, I do.

THE CHAIRMAN: State your first name, spell your last name for the record, and share with us where you live, please.

MR. LIFSHEY: My name is Arthur Lifshey. It's L-i-f-s-h-e-y. I live at 3 Corona Road. I've lived here for 48 years. And basically, most of the things I was going to say have been said already, so I'm not going to waste time and repeat them.

THE CHAIRMAN: Thank you.

MR. LIFSHEY: But I just have a feeling -- first of all, I just want to discuss Ryders Lane. I would hate to think -- I'm the person pulling out into the acceleration into an active lane that's going 50 miles per hour and pull out of that driveway while people are -- it's an active traffic lane. It's not an acceleration lane. It's going uphill. And I think it's so dangerous, but that's not my big concern.

My big concern is that it appears to me

that this development does not -- this development, it's a beautiful development, but it does not belong in this neighborhood. It's too large for this neighborhood, and I know that the applicant has been trying to buy up houses. I mean, maybe this is a way to get property inexpensively, but there's so many properties in East Brunswick that are vacant that they can use and have a much safer environment.

So I am asking that the board reject this, 1, because it doesn't belong here because of the size of it, and also, you know, the ground coverage and flooding that we already have.

So but I'm not going to go any further than -- because everything else has been mentioned. So I just would ask the board to reject this and, you know, ask, you know, have this development, unless they make it much smaller, like Bernie Prohaska showed in his diagram, they should go somewhere, you know, where they'd be more welcome and where they'd have more room to park, and it's -- using the, you know, the excess parking down on Tices Lane, that's crazy. People aren't going to walk there, and if you ever look at the entrance into the parking lot of that facility, you have to go over grass. There's no real walkway to go. So it's not realistic.

And we know, Jeff Peck and I know what happens. Even when they had events here, people parked and blocked our driveways on Corona Road even before the place was expanded. So I'm really concerned about this, and you did bring up, you know, parking permits, and, you know, the danger of Ryders Lane is -- you say 45 miles per hour. I think the speed limit is 50 miles per hour, and people go 60. Can you imagine pulling out of this the center? You're pulling out into an acceleration lane going uphill. People are contemplating turning into the Raceway gas station and turning right on Corona Road. That is a definition of a demolition derby.

But I'm not going to go any further. Thank you very much for listening, and I'm not going to repeat all the wonderful points my neighbors said.

THE CHAIRMAN: Thank you.

Joan, would you care to speak?

MS. LIFSHEY: Yes.

THE CHAIRMAN: Please raise your right hand to be sworn.

MS. LIFSHEY: I'm Joan Lifshey. I live

at 3 Corona Road in East Brunswick.

THE CHAIRMAN: Do you swear to tell the truth, the whole truth, so help you God?

MS. LIFSHEY: I do. I do. I'm not going to repeat all the other stuff, also. The only thing is, like since the last meeting, they have actually made it a lot worse than they did the first time around by increasing the amount of land coverage with all the issues with climate change and everything else. What this is going to do to Perry Road could be an absolute disaster. They have flooding as it is. It will be on board's hands when all the people on Perry Road tend to flood are going to flood even more.

After the last meeting, I had a conversation with somebody from this temple, and I asked them what happens in other situations when you take over their neighborhoods, and his response was, well, they get used to it. I mean, that was their comment. They do not care. They do not care about anything that they're doing. All they do is care about themselves.

The other comment I have. I want to commend East Brunswick and the mayor and everybody who have set aside land in this community for their open space and their recreation. I think it's a wonderful thing that they're doing. But what I don't understand is why with all this wonderful open space that they're creating and they're taking away our open space. They're destroying our home by creating open space elsewhere. This makes absolutely no sense. The building that they're building is beautiful. It does not belong in this neighborhood.

The other thing I want to say is that with parking and drop-off and all this other stuff -- I know the people have said a million things -- you know people coming from the north are going to make a left on Corona and park there and walk their kids in, turn around, and then make a right turn on Corona to go back up north. Nobody is going to go all the way down to the corner, make a U-turn, go into this center, and then come back out again. They have pipe dreams, absolute pipe dreams.

The last thing I want to say is that, you know, we do live in a busy traffic area. We have a huge school on one end of the block. We don't need another school on the other end of the block. My husband and I walk all the time. Up at Lawrence Brook School the other day, people are

doubling parked. They're all over the place. You can't even walk up around that school. And now we're going to have it at the other end of the block. This makes no sense to this whole community.

Thank you.

THE CHAIRMAN: Thank you. Would anyone care to -- Mr. Pape, would you care to respond?

MR. PAPE: No, thank you.

THE CHAIRMAN: Okay. Loren, how -- Mr. Sachs, any response?

MR. SACHS: No, I'm not sure -- I'm not sure what I need to respond to.

THE CHAIRMAN: Okay.

MR. SACHS: Thank you.

THE CHAIRMAN: Loren, anyone else?

MS. MORACE: Yes, K. Burns. Let me just promote them to panelist. Mr. and Mrs. Burns, can you hear us? You have to unmute yourself.

MR. BURNS: Yes, good evening.

THE CHAIRMAN: Mr. Burns, I would ask you to raise your right hand to be sworn. Swear to tell the truth, the whole truth, so help you God?

MR. BURNS: I affirm.

THE CHAIRMAN: Happy Valentine's Day to you, too. I see in the back there. And Valentine's Day decoration. Just state your first name, spell your last name for the record, and share with us where you live.

MR. BURNS: My name is Kevin Burns. Last name is B-u-r-n-s. I'm at 18 Perry Road.

THE CHAIRMAN: Okay. Welcome.

MR. BURNS: Thank you. I think it's important that I try not to repeat everything that my previous neighbors have said. It's not easy not to do that. I think one of the biggest things we need to remember is how this started off and how long this has been dragged on and how often this usually happens. Especially when an applicant is represented by an attorney, the dragging on of it tends to weigh on the civilians, if you would, in this manner that aren't represented by legal counsel, and I think it's an unfortunate disadvantage, and I'm sure a response could be, well, you're more than welcome to get one, but it's not something that we all can easily attain and pay for, and in actuality, we've tried to see if anybody could pro bono, but to no avail at this point.

I hope that this planning board as well as all the experts and everybody who's asked questions remembers everything that has been said

not just tonight but at every planning board meeting and that the value shouldn't diminish just because time has passed.

My neighbors have said almost everything perfectly to a T tonight to reiterate our major concerns. I think some counterpoints that were brought up by the board or the applicant need to be respectfully reminded that these aren't just presumptions by most of us. We've seen this either in relation to the guests and members of the current Vaswani Center or in regards to day-to-day activities with the traffic and the neighborhood activities. Just like we said, we've seen in the past where they do park on Perry Road and they walk over because that walk is more convenient than finding a way to have to turn around or it's a heck of a lot easier of a walk than parking at 1200 Tices I believe that is and walking uphill. I just want to make sure I hammer that home in that regard.

Spoke about the flooding concern. It has not gotten better. It has gotten worse. And I think if legal counsel would try to ascertain my expertise in this field, I obviously would fail providing any, but the reality is I think we're all educated enough to know that construction creates massive issues regard to proper roof flow to interrupts the groundwater movement, et cetera, and construction downstream of the households that are being affected the most are something that this planning board should consider that where we have a bad situation and we don't want it to get any worse.

I have two things left, and I'll keep it really quick. Simply put, the planning board, like it was stated, the variances for the ordinance, the reality is the ordinance says 30 percent. They're asking for 46. It kind of continued to come up that that's small or minor. In our opinion, the whole project is large, and every percentage is large. So adding that additional 16 percent is large in the community's eyes.

But speaking of community, I if you remember had the great opportunity to reaching out to Mr. Lalwani after the first meeting in hopes that I could better ascertain who they are and what they are and seeing if they really do act on what they preach with regard to community, and (inaudible) had a great relationship at the beginning of this and unfortunately seem to have faded. Mr. Lalwani, if he remembers, and I believe this board and everybody has been at the meetings in this community that

there was a push for this sublime ideal what the centers can represent as a community, but they talked about all this outreach and supporting a community, and I tell you what, I just got whaled and devastated again by Hurricane Ida and Henri, and the only people who were there to help me were the people that are talking to you tonight in regard to living on Perry and Corona Road. And maybe the Vaswani Center and their people and Mr. Lalwani, even after I had reached out to them after the storm, I received no response, and there was no community outreach by them. So what I am concerned about is when you open up Pandora's Box and you allow certain things, you can't take it back, and I'm trying to respectfully call into the credibility of some of the statements that have been brought up in front of this board since the inception of this request.

I thank you for everybody's time.

THE CHAIRMAN: Yes, thank you.

Anybody else, Loren?

MS. MORACE: Yes. Mr. Arthur Pluta.

Mr. Pluta, can you hear us. You'll have to unmute yourself.

THE CHAIRMAN: Hello.

MS. MORACE: Mr. Pluta, you'll have to unmute yourself.

THE CHAIRMAN: Mr. Pluta.

MR. PLUTA: Got it.

THE CHAIRMAN: Okay.

MR. PLUTA: Good evening, everybody.

THE CHAIRMAN: Good evening, Mr. Pluta.

I would ask you to raise your right hand to be sworn. Do you swear to tell the truth, the whole truth, so help you God?

MR. PLUTA: I do.

THE CHAIRMAN: State your name, spell your last name, and share with us where you live for the record, please.

MR. PLUTA: My name is Arthur Pluta, P-l-u-t-a, and I reside at 12 Perry Road in East Brunswick.

THE CHAIRMAN: I'm sorry.

MR. PLUTA: Most of my concerns have already been addressed before, so I just like to make two or three comments and one I believe correction to what has been said so far. So the correction that I would like to make is -- or the question or request for the applicant to show in case of the one of the special events where

additional parking would be required or needed or desired, specifically at 12 Tices Lane, what is the safe and acceptable by township or state or any other authority way to reach the walkway from the parking lot, how to reach the sidewalk on Ryders Lane and Tices Lane, because the last I checked, and it was no more than a week ago, there is a sidewalk on Perry Road -- on Ryders Lane going and curving into Tices Lane, but there's absolutely no access to the parking lot at 12 Tices -- 1200 Tices Lane from that sidewalk. So people driving in and parking on 1200 Tices Lane, how will they -- how will the pedestrians access the sidewalk? So that's one question. And it was stated before today that the agreement was made to -- with the owners of 1200 Tices Lane that the parking would be allowed. The parking, sure. My question is not so much the parking as how the pedestrians would access the sidewalk. So that's one.

Two is -- it's been already said and addressed. Please consider during the -- especially I'm specifically addressing the special events. So let me imagine I'm one of those guests and I'm the late-coming arriving guest. I'm driving in. I'm on Ryders Lane northbound driving into the parking lot and I learn that there is no parking space and I need to go to 12 Tices Lane. How am I going to get there? In order to get there from that location, I need to drive almost half the Lawrence Brook. Either get -- either way, I have to get back on Ryders Lane northbound, either make a right turn on Corona Road, go all the way up to Lawrence Brook, make a right onto Lawrence -- I'm sorry -- onto the I'm sorry.

MR. SACHS: Sullivan Way.

THE CHAIRMAN: Well, yeah, Sullivan Way.

MR. PLUTA: To eventually Sullivan Way and then Universal -- University Road.

THE CHAIRMAN: You cut through University and make a right on Tices.

MR. PLUTA: -- or make a right turn onto Corona Road, quick left onto Allwood, go to -- go all the way to --

THE CHAIRMAN: University and Tices.

MR. PLUTA: -- Universal and then make a left onto -- make a left onto Ryders Lane southbound, go to Washington, make a U-turn in order to make a left turn onto Tices Lane, and then maneuver to get into that parking lot that is on the opposite side of the road. So it's not that easy.

So to say that, oh, it's just rerouting traffic from one location to another, it's oversimplifying the issue that's going to happen -- that this is going to create.

Couple of observations is -- I know I asked that question back in the summer about the trees, but -- it's already been mentioned earlier on this evening, but according to the drawings, it seems like the only trees, the only two trees that will survive the entire project are the two trees owned by 4 Perry Road. Everything else has to go, all of the trees. Now, the drawings are all nice, but -- with all due respect, they all look nice in about 20, 30 years from now, not today, not next year, not 5 years from now. These are all grown trees. Are you going to -- are all grown trees going to be planted back at that location all around? So that's my question to you.

Also, the drawings, some of the drawings when I looked at them, they remind me of the Zillow.com. Those pathways are not 20, 30 feet long. They're like 30, 40 yards long. Everything is exaggerated. The distances of the buildings from the street, they're not -- I don't believe that they're going to be that far.

To comment on that, I'd like to make a comment. I'm not an architect. I'm not a lawyer. I'm not a real estate assessor. So also, I don't think that this is fair to ask it. I know that it's a kind of legal question, are you an architect, are you a real estate agent, but it sets kind of a negative precedent if a resident asks a question and then are asked are you entitled to ask this question from the legal perspective. So in this case, I shouldn't have asked a single of those questions since I'm simply just a software engineer in telecommunications. Thank you.

THE CHAIRMAN: Thank you.

Loren, do we have anyone else?

MS. MORACE: Bernie Prohaska has his hand raised again.

MR. SACHS: Mr. Prohaska, Mr. Prohaska.

THE CHAIRMAN: We only allow one -- you know, this is going to have another meeting this application. We're not voting on it tonight.

MS. MORACE: I didn't promote him to panelist. Would you like me to do so or no?

THE CHAIRMAN: Sure, but we're not -- yeah, sure you can. All right.

MS. MORACE: All right. Bernie, can you

hear us?

MS. PROHASKA: Okay.

THE CHAIRMAN: Bernie, you know, you had a shot, you know, you had an opportunity to speak earlier. We're not letting people speak twice this evening.

MS. PROHASKA: This is me. This is Yvonne Prohaska, not Bernie.

THE CHAIRMAN: Got you. Then I would ask that you raise your right hand and be sworn.

MS. PROHASKA: Yes. I'm raising --

THE CHAIRMAN: Do you swear to tell the truth, the whole truth, so help you God?

MS. PROHASKA: Yes, I do.

THE CHAIRMAN: State your name, spell your last name, and share with us where you live, please.

MS. PROHASKA: Yvonne Prohaska, P-r-o-h-a-s-k-a, 34 Allwood Road on the corner of Corona.

THE CHAIRMAN: Okay.

MS. PROHASKA: I just had a question about the illustration that was shown of the temple. Is there any reason why or would there be an advantage for the daycare to be located on the other side of the temple with respect to the two residences that are on Corona. Perhaps it would be less invasive to them not to have playground activities or any of the traffic at drop-off and have the meditation garden in closer to their back yard instead of the daycare center.

THE CHAIRMAN: We -- the planning board it's not within our authority to tell applicants how to design their application.

MS. PROHASKA: Right.

THE CHAIRMAN: As long as things if things are conforming, you know, we may make suggestions, but the decision on where to, you know, where to put their meditation garden versus their daycare or preschool is really on the applicant.

MS. PROHASKA: I understand that. I just thought it was worth considering for whoever is in charge and perhaps the daycare was located there because of some interference with the stream or another groundwater issue, but just out of consideration for the people who live on Corona and the corner of Perry, it seems as though it might be quieter.

THE CHAIRMAN: Well, you know, the applicant's attorneys are here as well as their

other professionals. They are attentive and hearing you and, you know, but those decisions are -- lie with the applicant.

MS. PROHASKA: Would Yoshita be able to respond to that in any way?

MR. PAPE: The applicant is listening to these questions, and as the hour gets later, I'll share with you we will be responsive to the comments that are raised but not this evening, not at this late hour.

MS. PROHASKA: Well, thank you for listening.

THE CHAIRMAN: Good. Thank you. Loren, anyone else I hope?

MS. MORACE: There was one. It says an anonymous attendee that had a question, and --

THE CHAIRMAN: Well, if they're not willing to go on the record, we can't have them speak.

MS. MORACE: Okay.

MR. SACHS: Loren, was that from the chat?

MS. MORACE: Yes. You saw that?

MR. SACHS: By the way, let me make a comment about the chat. Please refrain from using the chat because this is a land use board. We have to hear the testimony from the witnesses, and any comments that you post on a chat could be deemed to be prejudicial for purposes of the applicant or the board, and I would tell you that I've instructed my board members at the beginning of the pandemic not to look at the chat, but please refrain from the chat.

THE CHAIRMAN: Well, we're lucky in this case because the chairman doesn't even know how to use chat.

MR. SACHS: Okay. And, in fact, in many municipalities, that chat feature has been removed. So maybe that's something we should think about, although, quite frankly, we may be going back to live meetings soon so it probably won't be an issue.

THE CHAIRMAN: That would be my hope. I miss all of you.

MR. SACHS: But anyway.

THE CHAIRMAN: Chats anything like TikTok, I don't --

MR. SACHS: All right. So, Loren, if that question was from the chat, we can disregard it. It's not the record.

MS. MORACE: Okay.

THE CHAIRMAN: Good. So now, Loren, any last look? We're okay?

MS. MORACE: Yeah, that's it, nobody else.

THE CHAIRMAN: Then I declare the public portion closed. I thank all of my fellow board members. I thank the professional staff for both the township and the applicant. It's been a long meeting. I thank my fellow East Brunswickites for hanging in and asking good substantive questions.

Do we have a date for the next time we're going to be hearing this application?

MS. MORACE: The next planning board meeting is March -- not March -- February 23.

THE CHAIRMAN: Does that work for you, Mr. Pape?

MR. PAPE: I'm going -- going to send a message to all and --

THE CHAIRMAN: Okay.

MR. PAPE: All of our witnesses can hear me speak. If anyone is not available on February 23, please share that with me now.

THE CHAIRMAN: Yeah, we'll certainly try to accommodate you. I'm assuming it's the 23rd.

Mr. Sachs, do we need to renotice, or are we good?

MR. SACHS: No, we don't need to renotice. Since we started this meeting virtually, I would suggest we continue it virtually.

Mayor, I don't know what your plans were with reopening meetings, but I'm not sure if it would have been by February 23.

MAYOR COHEN: Meetings are open.

MR. SACHS: I'm talking about going live.

MAYOR COHEN: The council meeting on the 14th is open. It's in person.

MR. SACHS: All right, so.

MAYOR COHEN: So I guess that was going to be my question. There is no masks required in the township public buildings any longer, and the meetings are all going to be open. I was only told that because of land use boards and the need to notice people that you couldn't change it, but that's --

MR. SACHS: Let's -- Mayor what, I would suggest is, because I think Mr. Pape's notice original, you know, the notice for this evening referenced it as being virtual, we probably should continue it virtual, at least for that February 23

meeting.

MR. PAPE: If I may, most of our professionals don't make it on the 23rd. There's conflict.

MR. SACHS: All right, so it's not an issue.

THE CHAIRMAN: Okay.

MR. PAPE: Sorry.

MS. MORACE: After that, the next meetings are March 9 and March 23.

Mr. Pape, if you'd like, I can send you the calendar.

THE CHAIRMAN: Mr. Pape, I'll let you work that out with our staff.

MR. SACHS: Mayor, do you think the March 9 -- by March 9 I would imagine you're going to want this to be a live meeting, right?

MAYOR COHEN: That would be fine if it was tomorrow, but I think that if we're moving to March, I just don't know what the requirements are.

MR. SACHS: If we're going to go live, then Mr. Pape is probably going to have to renotice as a live meeting.

MAYOR COHEN: It doesn't matter to me. Whatever is convenient. If you don't want to renotice, then we'll just do it virtual.

MR. SACHS: Is that all right, Mr. Pape? Is that your preference 1234.

MR. PAPE: Yes. I would appreciate. March 9 -- the professional team is sharing with me that that is a night that works. It looks like it works for all. So if we could go to March 9 and if we could stay in this format.

MR. SACHS: That's fine.

MR. PAPE: I'm comfortable. We have -- I took a lot of notes, and I heard more questions from concerned neighbors. I heard concerns from board members. We will put all of that together and have responsive testimony, and then we'll bring Allison up. I don't think it will be a meeting anywhere near as long as --

MR. SACHS: I agree.

THE CHAIRMAN: No, I don't imagine it will.

MR. SACHS: All right. So, Mr. Chairman, with your permission, I'll just announce that the next meeting on this application will be heard Wednesday, March 9, at 7:30 p.m. It will be the same virtual format. You will not receive any additional notice.

And, Loren, do we have anything on for the 23rd then?

MS. MORACE: Yes, there is one application.

MR. SACHS: Okay. All right.

THE CHAIRMAN: Okay. Good. So if there is --

MAYOR COHEN: So there's nothing else in February. The next one is the 9th, correct?

MS. MORACE: No, February 23 we do have one, and I'm going to actually check with the attorney tomorrow. They were -- they were supposed to be heard in December, but they had to renotice. So I'll find out and see if they did renotice, and I'll let you know if it will be a virtual meeting.

MAYOR COHEN: Okay.

THE CHAIRMAN: Got you. Okay, any other business to come before us this evening?

MR. PAPE: Mr. Chair, thank you and good night.

THE CHAIRMAN: Okay. Good night, Mr. Pape.

Do we have a motion to adjourn.

MAYOR COHEN: I'll move.

THE CHAIRMAN: All right, we're out of town, everyone, and look forward to seeing you all.

MAYOR COHEN: Good night, everyone.

MR. SACHS: Good night.