

MINUTES OF THE  
EAST BRUNSWICK TOWNSHIP  
PLANNING BOARD

March 23, 2022

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

Laurence Bravman, Chair  
Brad Cohen, Mayor  
Charles Heppel  
Joseph Criscuolo  
Laurence Reiss  
Steve Philips  
Mohammad Hashmi  
Adam Neary

ABSENT:

Shawn Taylor  
James Wendell  
Julie Clarke

ALSO PRESENT:

Lawrence B. Sachs, Esquire  
Keith Kipp, Director of Planning/Engineering  
Lou Ploskonka - CME  
Malvika Apte - CME  
Loren Morace - Secretary  
Jennifer Berger - Executive Administrative Assistant

MINUTES

February 9, 2022 - Motion to approve by Mr. Heppel,  
second by Mr. Reiss. Minutes approved.

RESOLUTIONS

Resolution authorizing DMR Architects to prepare a redevelopment plan for certain properties located on 6th Street identified more particularly as block 32, lots 7.01, 7.02; block 66, lots 5, 6, 7, 8, 9, 10.01, 11.01, 12.01, 13.01; and block 73, lot 1.02, and shown on Schedule A attached hereto and made a part hereof. Motion to adopt by Mr. Hashmi, second by Mr. Heppel. Resolution adopted.

Resolution authorizing DMR Architects to prepare a redevelopment plan for certain properties located on Harts Lane identified more particularly as block 31, lots 2.07, 2.08, 3.02 and shown on Schedule A attached hereto and made a part hereof. Motion to adopt by Mr. Criscuolo, second by Mr. Heppel. Resolution adopted.

Resolution authorizing DMR Architects to prepare a redevelopment plan as to whether the properties identified as block 833, lots 3, 4, 5, 6, 7.01, 8.01, 9, 10.02, 17, 18.01, 19, 21.02, 23.01, 24.01, 26, 27, 28; block 834, lots 34.03, 35.01, 35.02, 36.03; block 834.01, lots 37, 38, 39.01; block 17.13, lots 2.01, 3.01, 4.01, 5.01 qualify as a condemnation area in need or redevelopment. Motion to adopt by Mr. Bravman, second by Mr. Criscuolo. Resolution adopted.

#### OLD BUSINESS

Application #21-22 - 12 Paul Street Property, LLC - Proposed subdivision of on single lot into four residential lots located at 12 Paul Street, block 310, lot 23, in the RP-3 zone. Mandatory date April 29, 2022. Taxes paid to date. Motion to approve by Mayor Cohen, second by Mr. Philips. Application approved with conditions.

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, 7.03, in the R-3 zone. Mandatory date March 30, 2022. Adjourned to May 11, 2022. No further notice required.

#### NEW BUSINESS

Application #22-02 - 20 & 24 Chestnut Street - Construction of two new single-family dwellings located at 20 and 24 Chestnut Street, block 140, lots 5-8, 9.01, in the HR zone. Mandatory date March 13, 2022. Taxes paid to date. Motion to approve by Mr. Philips, second by Mr. Hashmi. Application approved with conditions.

(Due to technical difficulties,  
recording began at approximately 9:30 p.m.  
Following are verbatim minutes from 9:30  
p.m.)

THE CHAIRMAN: Okay, thank you.

MR. SACHS: Thank you.

MR. BRAVMAN: Thank you. Is there any  
other member of the public wishing to be heard?  
Okay.

MR. SACHS: One at a time. One at a  
time.

MR. BRAVMAN: Please raise your right  
hand. Do you swear or affirm that the testimony you  
provide shall be the truth, the whole truth, and  
nothing but the truth?

MR. PAK: Yes.

THE CHAIRMAN: Please state your name,  
spell your last name, and provide us your address,  
please.

MR. PAK: Chul Joon Pak. Last name is  
P-a-k. I reside 37 Pine Street.

MR. BRAVMAN: Good evening.

MR. PAK: Good evening. I'm trying to  
speak for all the residents, especially in the  
cul-de-sac that we have of Pine Street. Way I  
understand it when I bought the house with all other  
residents, we have a common property that we  
association owns, which is walkway front of Pine  
Street the builder had actually apply for. There's  
like 8-foot-long walk street that we own by our  
association, and also, the circle that where that  
gazebo is at, that's owned by our associations, and  
we are the one who's actually maintaining that  
street all the way down to the other side of -- what  
was that street? Beech Court. So we maintain, and  
we -- so we, you know, board speaking is like we  
don't own any common property there, but I think we  
do.

MR. SACHS: No, no, I was -- no, no,  
excuse me, sir. I was referring to the fact that  
this particular property owner doesn't have any  
areas within the subdivision.

MR. PAK: But now they trying to make a  
driveway through our common property --

MR. SACHS: No, they're not.

MR. PAK: -- which is Pine Street.

MR. SACHS: Pine Street is a public

street.

MR. PAK: No, the Pine Street of the driveway and the walkway, which is owned by, you know, our associations.

MR. SACHS: I don't think they're affecting your property at all. I think this is -- right now it's one lot. It's I guess lot 9.01. It's 20,000 square feet, and they're only going to be doing -- well, right now they're just seeking a subdivision.

MR. PAK: It is addressed to Chestnut, right, right now.

MR. SACHS: Yeah.

MR. PAK: Twenty Chestnut and twenty-three Chestnut, not under Pine Street, but Pine Street, the walk along like 8 feet long, that's owned by our associations. That's what I learned when we bought the house, and that's why we've been maintaining all that.

MR. KIPP: Pine Street, itself, has a right-of-way that's owned by the town. Any sidewalks in that area --

MR. PAK: Right.

MR. KIPP: -- are your responsibility to maintain because it goes to the adjacent homeowner. You do have a separate lot that does connect with the walkway to Beech, but that's not impacted at all by this. That's separate. And it's yours, and that is for association.

MR. PAK: Okay. I mean, I just want to clarify whether, you know, our, you know, association owns that street or not.

MR. KIPP: That's the town -- and the sidewalk, they would have to replace that in time with the stamped concrete or asphalt to match.

MR. PAK: Okay. And then we spoke, you know, of 13 houses we have?

FROM THE FLOOR: Eight houses on Pine Street.

MR. PAK: Eight houses on Pine Street, all the residents, they really dislike to have making like two houses straight toward the Pine Street because it's going to be heavier traffic and dangerous to the existing residents right now, and someone said that's not part of a cul-de-sac, but it is actually. When -- if you see -- if you see first time that the builder build that, the gentleman that owns the houses right entrance of the street, which is going to be right front of two houses going to be built, we all thought that's part of cul-de-sac, and

we still have lot of traffic going up, and there's two more additional house, we really strongly feel that it will be more traffic and it will be more dangerous to residents right now.

I hope our opinions, you know, affecting your vote.

MR. SACHS: Thank you, sir.

MR. BRAVMAN: Thank you. Any other member of the public wishing to be heard? Please raise your right hand to be sworn. Do you swear or affirm the testimony you provide shall be the truth, the whole truth, and nothing but the truth?

MR. RACHABATTUNI: Yes, I do.

THE CHAIRMAN: Please state your name, spell your last name, and provide us your address, please.

MR. RACHABATTUNI: Purushottamudu Rachabattuni, R-a-c-h-a-b-a-t-t-u-n-i, 39 Pine Street.

MR. BRAVMAN: Good evening.

MR. RACHABATTUNI: Good evening, sir. Yeah, this is a quiet neighborhood of eight houses. It's a cul-de-sac, and the houses are on the north side -- on the east side and north side. North side. So the construction that is proposed, I came to know about it only two days back. We received a letter from the attorney, Mr. Roselli, last week, and he says it is on 22 and 24 -- 20 and 24 Chestnut Street, but the entrance to these two properties that are going to be developed are going to be on Pine Street, access from the Pine Street. So we didn't know about it. Now we'd like to have to discussion about it on the homeowners meeting.

And also, the road that we have here is a single -- single-lane one-way road, one-way street. So that's going to cause a problem, or also, it is going to disturb the quietness that we have been enjoying for the last 18 years. Most of the residents, eight resident, eight of them have been there for the last 18 years and enjoying the fruits of the cul-de-sac, and we object to having the development -- having the entrance to these two houses from Pine Street. (Inaudible) and, yeah, I think I represent most of the people in the community. We are eight house owners, homeowners, and (inaudible) here and they may like to speak also. Thank you. Please take this into account before you actually approve these plans.

MR. BRAVMAN: Thank you. The gentleman on the right -- or left of us. Sorry, the right of

us, left of looking forward. Please raise your right hand. Do you swear or affirm the testimony you provide shall be the truth, the whole truth, and nothing but the truth?

MR. PRATT: I do.

MR. BRAVMAN: Please state your name, spell your last name, and provide us your address, please.

MR. PRATT: Donald Pratt, P-r-a-t-t, 156 Main Street, East Brunswick.

MR. BRAVMAN: Welcome.

MR. PRATT: You know, just to clarify some things, Pine Street's walk -- the cul-de-sac is a one-way, but Pine Street on the other side is a two-way heavily traveled road. Chestnut Street is a narrow street, heavily traveled road that's a cut-over. People use that to cut through. Rather than go down Main Street, they use it to go to the Old Bridge Turnpike. So it's heavily traveled, and they don't follow -- there's a stop sign at Kossman. They don't -- they go right by it. So it's not like, you know, you're building in a -- you're talking about 40-foot cul-de-sacs, you know. This is a busy road.

You know, it's a triangular property. I can't see how you can put three houses on that triangular property and still have setbacks, setbacks. There's a -- it's a triangular. As you go towards Kossman, it's narrow. I don't know how you're going to put three houses on there with setbacks. I don't know what the setbacks are supposed to be.

MR. SACHS: Sir, I can respond to you. I mean, basically, they comply with -- they don't require any variances right now. This is what we would consider a fully conforming subdivision. So, yes, they will have to comply with whatever the side yard setback is, the rear yard setback, the front yard setback, lot coverage. But they will, you know, they will comply with it.

MR. PRATT: All right, so there's a new -- they're just building a new house now on Pine Street on the cul-de-sac.

MR. SACHS: I think it's the same developer.

MR. PRATT: Anybody go out there and look at that house? This is the house. Two feet there is another house, somebody's back yard. It's like 4 feet away. I don't know how they got away with that.

MR. SACHS: I don't know the circumstances of that, but I will tell you with respect to this particular application, they will have to comply with all of the setback requirements and including on lot 5.01, all right, which is an unusually shaped lot, but they've indicated they'll comply with it. So they're in front of us this evening. We're going to make sure that they have to comply with it.

MR. PRATT: So my question is what are the setbacks.

MR. SACHS: Oh, I can tell you, sure.

MR. PRATT: Different for different neighborhoods?

MR. SACHS: I can tell you, absolutely. The minimum lot size in that zone is 4,500 square feet. One lot is 5,011 square feet; one lot is going to be 8,048 square feet; and one lot will be 6,900 square feet. The minimum lot width in that zone is 50 feet. One of the lots will have 122.5 lot width; one will have 101.5; the other one will have 60 feet. The maximum building coverage is 25 percent. They'll all be under 25 percent. The maximum lot coverage is 40 percent. All of the three houses will be below 40 percent. They'll comply with the building height. The minimum front yard setback is 10 feet. By eliminating the house on lot 5.01, they'll keep that setback. They'll comply with that. The other two lots will have a 12.86-foot setback and a 24.33-foot setback. The side yard setback is fully conforming. It's 10 feet on one side and 20 feet combined, and they are complying with that. And the rear yard setback is minimum is 20 feet. They are providing 59.46 feet, 52.34 feet, and on the house -- on the lot where the existing house is, they've indicated they'll comply with that, as well. All this again has to be reviewed by the building department when they submit a plan.

So to summarize --

MR. PRATT: Just saying, if, you know, other neighborhoods I can't see them building these houses.

MR. SACHS: No, you're right, you're right. It's --

MR. PRATT: Why, you know --

MR. SACHS: Well, that's why we have zoning, all right. So we have -- I don't want to get into -- I could go into a whole dissertation on zoning, but we have many zones in the Township of

East Brunswick --

MR. PRATT: Right.

MR. SACHS: -- and this zone is the HR zone, and they are complying with it.

MR. PRATT: Dumping ground?

MR. SACHS: No, not --

MR. PRATT: I think the people in the neighborhood are starting to think it is.

MR. SACHS: Well --

MR. PRATT: And I think you should -- you know, I'm glad some of you guys walked it, but I think you should take that into your consideration, that it's not a dumping ground.

MR. SACHS: I don't think anybody on this board consider -- and we're very familiar with this. In fact, the gentleman who spoke before on that subdivision on Pine Street, that application was reviewed by this board.

Mr. Bravman, I'm sure you remember it. It was probably in the 1990's.

MR. PRATT: And they did a good job with that because the facades are historic. Now, the new houses they're building there, I don't see the facade being historic.

MR. SACHS: Well, they will have to --

MR. PRATT: It's like a box house.

MR. SACHS: Excuse me. They've indicated they'll comply with it, and we have a specific ordinance that requires them to do so, so anyway.

MR. PRATT: Okay. Thank you.

MR. SACHS: Thank you.

MR. BRAVMAN: Thank you. Any other member of the public? Please raise your right hand. Do you swear or affirm that the testimony you provide shall be the truth, the whole truth, and nothing but the truth?

MR. SINGH: Yes.

MR. BRAVMAN: Please state your name, spell your last name, and provide us your address, please.

MR. SINGH: My last name is Singh, S-i-n-g-h. I live in 29 Pine Street, East Brunswick.

MR. BRAVMAN: Good evening.

MR. SINGH: Good evening. So my neighbors already mentioned their concerns on the Pine Street where we live right now, and I echo the same thing. On top of that, we don't have any problem, any concern if the house is built in the

Chestnut Street, right, but right now, based on what we are seeing, the two houses are coming in the Pine Street. Third house we don't know where exactly it's coming. The plan shows only two houses in this side. We don't know what is the size of these houses. I heard somewhere 1,250 square feet, something like that, whereas all other houses right now, they're much bigger lot. That means whatever is being built is going to bring down the property values of the current -- for the people living in the street in the rear right now. We are going to lose the value and the utility of cul-de-sac. That was the prime reason why started living there.

Second, when these houses were built, right, they were built in certain manner. All these houses had double doors garage. The patterns are different but looks -- the looks are in a way that the looks symmetrical. New house came in, that was changed a little bit. The other two houses comes in, it destroys the whole neighborhood.

And I don't know what consideration has been done so far when this was decided, okay, these houses should be brought in in the Pine Street. Why Pine Street? Why not Chestnut Street where the house currently resides, right. You are trying to build somewhere which is a good locality, good neighborhood. You're trying to destroy that thing, and we're definitely opposed to this idea, and we definitely have a lot of concern on it. Thank you.

MR. BRAVMAN: Thank you.

MR. SACHS: Thank you, sir.

THE CHAIRMAN: Gentleman in the back.

Do you swear or affirm that the testimony you provide shall be the truth, the whole truth, and nothing but the truth?

MR. SUMBALY: I do.

THE CHAIRMAN: Please state your name, spell your last name, and provide us your address, please.

MR. SUMBALY: My name is Manmohan Sumbaly, S-u-m-b-a-l-y, 27 Pine Street, East Brunswick, New Jersey.

THE CHAIRMAN: Good evening.

MR. SUMBALY: Good evening. I have the same concern what my neighbor have. You guys, the address there is totally different. You are building those two front to Pine Street. We already have one house building there. If you could come -- I don't know how many of you have visited. A truck comes in. It goes on a different opposite way, and

you cannot get into our cul-de-sac. It's so much inconvenience when a big truck is there and they're constructing. I think you guys don't live there. We live there. It's been happening from last 6 months. I know you guys want us -- two times I have seen some township cars coming measuring something, but you are blocking. What are the plans if you bring these big trucks, construction trucks? Where are you going to park them, and how you going to accommodate the people living there, eight houses and now nine? That's my question.

And why on Pine Street? I echo everybody's sentiment. Why we are punishing Pine Street? They're not on Pine Street. You guys should be working for us, not against us. It should be not on Pine Street. You are adding more traffic to Pine Street. There are hardly any common parking there. You're building three new houses there, and you are not thinking about the traffic and anything.

So my concern is why, why this is happening. We didn't buy house for this, you know. There's no room. You cannot get in. There's no parking. There's a party in two house if you live, there there's no parking. We have to park sometime in the church, if you guys are aware of the church. And now these three houses coming in, they're going to add more traffic or more congestion, more stress to the Pine Street. And the gentleman already said it. The traffic is not easy there. People cut through to the route -- the Old Bridge Turnpike.

So it's just too much convenience you guys are going to create for us, and I think it's a big objection for all eight of us. It is. You already have one house. That's fine. But think about how you're going to park the trucks there. Don't park on Pine Street. Don't block us. I cannot be going on from one side, then the other person coming from the same side. What if I hit somebody? Who do I call? Who do I call? You guys, anyone, Mayor, should I call you, or, Chairman, should I call you? What should I do when there is no parking to enter from our own cul-de-sac? Six months.

MR. SACHS: Sir, let me -- let me just raise a point for you. The applicant is providing driveways. They're providing garages. They are satisfying what's called the Residential Site Improvement Standards, and that's what the law is in New Jersey. So as long as you comply with the RSIS, that's the obligation -- that's the only thing that

the applicant has to make sure that he complies with, and that's obviously been satisfied.

MR. SUMBALY: So, Mr. Attorney, you're saying you're going to going to change the address of the --

MR. SACHS: No, no, I'm not changing any address.

MR. SUMBALY: They are coming from Pine Street, right?

MR. SACHS: The property fronts on Pine Street. The property has -- most of the frontage of this site is on Pine Street, all right, so the property fronts on Pine Street.

MR. SUMBALY: They are going to enjoy the cul-de-sac.

MR. SACHS: No, they're not. Listen, they're not -- the cul-de-sac is a different part of Pine Street. It's a one-way cul-de-sac. They are doing whatever the staff has required them to do with respect to Pine Street.

MR. SUMBALY: So can you clarify they are going to still enter from Pine Street.

MR. SACHS: Well, they can enter from Pine Street or they can enter from Chestnut Street.

MR. SUMBALY: So they're going to have two entrances.

MR. SACHS: Well, no, no. The houses that front on Pine Street are going to enter from Pine Street.

MR. SUMBALY: Are you on our side or you on --

MR. SACHS: I'm not on anybody's side. I'm representing the town.

MR. SUMBALY: I know, but you are town attorney.

MR. SACHS: You asked me just -- you asked me a question. I was just responding to it.

MR. SUMBALY: You are not working for us. I'm telling you that. It's lot of stress on Pine Street, and the eight houses we build there from last 18 years and never expected this. One house, you know, it's too much pressure on all of us.

MR. SACHS: I understand.

MR. SUMBALY: What is the plan for the trucks when they come? Where you parking them? What is the plan for your town engineers? They're going to block our cul-de-sac, and we'll be coming from the wrong way. We'll be calling what -- I hope we don't get ticket, Mr. Mayor, coming from the

one-way street if we are coming there. I hope you're going to take that into consideration, you will talk to police chief and tell him not to give us a ticket if we are driving wrong way. I will -- I mean, I hope somebody is noting it because I want it to be noted down.

MR. SACHS: It's on the record.

MR. SUMBALY: I do not want to come from the wrong side and hit my neighbor because there is no way to get out or come in. Come in, not get out.

MR. BRAVMAN: They will need to comply when they construct and build and develop and have any type of vehicles, construction vehicles there. They're going to need to comply with the law as much as you're saying you need to comply with the law, and we are going to expect that everyone is going to comply with the law.

MR. SUMBALY: This didn't happen, sir, for 23 Pine Street. Let me tell you that. I got pictures if you want to see every time there was a truck parked in our Pine Street. I could show you 50 pictures here, all right. I have a proof. That's why I just came here.

MR. BRAVMAN: Thank you.

MR. SUMBALY: I just want to let you guys know we are East Brunswick people, right. You should work for us. That's what I'm asking for. Thank you so much.

MR. BRAVMAN: Are there any other member of the public wishing to be heard? Seeing none, I close the public portion.

Mr. Roselli, do you have anything further that you would like to add or respond to in any way to the public.

MR. ROSELLI: Just like to make some comments. Basically, we have a piece of property here. We're looking for a three-lot subdivision. All the lots are going to be fully complying. We are going to do what we have to with the historical society and the State of New Jersey to make sure the house that's existing is not a historic structure. We will follow the recommendations of the historical society. We are obviously complying with all the recommendations from the board who will be looking at this application (inaudible)

MR. BRAVMAN: Thank you. Any other board questions with regard to this application? Mr. Philips.

MR. PHILIPS: Yes, if we can look at the plan of topography survey, 1 of 1. On there it

indicates that there is a paver walk. As part of this -- the paver walk was obviously put in when they created or developed this area. Clearly, having heavy trucks drive over that is going to deeply destroy or ruin the paver walk. The paver walk was put in I guess by the people who originally built that. Is it your intention to make sure that when this project is complete that the paver walk will be restored or replaced as needed in order to bring it back to the original condition?

MR. ROSELLI: We will comply with the restore or replace, work with your staff to make sure that (inaudible)

MR. SACHS: We can add that as a condition, Mr. Philips.

MR. PHILIPS: Thank you.

MR. BRAVMAN: Any other board? Mr. Criscuolo.

MR. CRISCUOLO: Yes. I just have a couple of comments. Regarding trucks on the roadway that don't belong there that are making deliveries, I would say to the public, very simple, call the East Brunswick Police Department. They will dispatch and make sure they're in compliance with the laws. They're the law enforcement agency of the township, so, you know, you have to do that.

And I'm sure -- and I wasn't here when the newer houses on Pine Street were constructed, but they were fully in compliant with the laws of the Township of East Brunswick, and I would bet you that the people on Chestnut had similar concerns, that these eight news houses that were going to go up on Pine Street were going to create a situation. But this board is comply -- this is -- this board is compelled by the laws of the State of New Jersey, the ordinances of the Township of East Brunswick. These three new dwellings that are going to go in there I think also will improve the area. It's a little bit run down. And I am sure Mr. Kipp and our engineers will make sure they fully comply with their approval here, but I certainly can say that for this board has to take action on the laws, and when they're fully compliant with the law, you really have nowhere to go, and as I stated, I am sure -- I've been here 60 plus years. I won't get into the plus, but I've seen Route 18 go from a one-lane roadway with a dirt shoulder, right, and things change. So this applicant is, you know, in full compliance with all the rules and regulations of the laws. They have testified under oath that

they will meet with the historic commission and meet all those obligations, and they do so.

Pine Street is not a -- is a public roadway, and they have right to have access to that roadway just like anybody else does to drive on that roadway, and I would say if there is a problem with traffic or concerns with trucks or problems with the construction of these particular dwellings that you get in touch with the planning and engineering officer --

MR. PHILIPS: Or the police.

MR. CRISCUOLO: -- or the police department, and they will respond. If it's a matter of the -- problem with the builder, Jennifer will pick up the phone, record it, report it to Mr. Kipp and the staff, and they will respond, but we're obligated by laws on what we can and can't do.

MR. SACHS: That's correct.

MR. CRISCUOLO: So people lose sight of that when they make comments at board meetings, and I just want to make sure people know we have to comply with the laws, as well.

MR. BRAVMAN: Mayor.

MAYOR COHEN: Echoing on what Joe just said, all of the people up here are volunteers. They're not being paid to be here. They don't work for anybody. They're residents like yourself that live in this township and have the same concerns that everyone else has that lives here. But just like Joe says, we're obligated to follow the laws. Land use laws are very, very specific. They apply to everybody here in the state. The ordinances of the township are clear, and when an applicant comes in and has fulfilled all of the obligations that we place on them -- and we place a lot, because you should look at that land use book. It's certainly like Ambien if you wanted to read it. It will put you right to sleep, but it's very, very specific, and it is proscribed, and we have to follow it.

If we were to turn the application down without merit, then the applicant has every right to go and appeal that decision, which they will overwhelmingly win, and we would be stuck paying their legal fees, and that's actually already happened to this board, so -- when we've turned down an application that the higher court deemed we did incorrectly. So I think that it's incumbent upon us to make residents aware that we're just fulfilling a duty here that's proscribed by law, and we're doing the best that we can. We're not here against or for

anybody. We look at every application impartially and follow the law, period.

MR. BRAVMAN: Thank you, Mayor. Any other board member? Any other professional comments? What is the board's -- Mr. Roselli, do you have any other further?

MR. ROSELLI: No further comments.

MR. BRAVMAN: What is the board's pleasure with this application?

MR. HASHMI: Motion to approve.

THE CHAIRMAN: Mr. Hashmi has made a motion to approve. Do I have a second?

MR. PHILIPS: I'll second.

THE CHAIRMAN: Mr. Philips. Loren, please call the roll.

MS. MORACE: Mr. Neary.

MR. NEARY: Yes.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Yes.

MS. MORACE: Mr. Philips.

MR. PHILIPS: Yes.

MS. MORACE: Mr. Reiss.

MR. REISS: Yes.

MS. MORACE: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. MORACE: Mr. Heppel.

MR. HEPPEL: Yes.

MS. MORACE: Mr. Bravman.

MR. BRAVMAN: Yes, and I also just want to indicate, you know, we appreciate and we hear the frustrations that you've expressed, and as the mayor has indicated, we, too, are residents of the town. This is a fully compliant application. They're going to work with the historical society. They're going to copy -- they're going to comply with all recommendations, and they're going to comply with all laws, and that is the reason this application will be voted yes by me.

MR. SACHS: Loren.

MS. MORACE: Mayor Cohen.

MAYOR COHEN: And in addition, this is also the last opportunity with a fully compliant application for us to get an opportunity to make sure that all of the things that we would want as residents that you want in terms of the way in which something looks, all of the additional things that might not have to be required an application, this is the last bite of the apple that we actually get to do that. Is done with the intent of trying to make sure that it complies and fits in the

community.

Every community in East Brunswick is a little bit different. That's why the zonings are different from some parts of town to other. Some are more rural. Some are historic like yours. Some are smaller areas where there's just not a lot of room and you have mostly townhouses and multiuse dwellings. There's other areas that are -- they're all different. That's why the zoning laws vary from some parts of town to others. And we're a pretty well-developed town, so the idea of going out again and rezoning, which we would do our master plans usually every 10 years, but it's a pretty well developed town. The likelihood that it would change very much now compared to the way it might have changed in the 50's and 60's is much different.

But again, it's a fully compliant application. They didn't ask us to do anything that is outside of the rules we've imposed on them, so we have no other option but to support that application, and that's why I'm going to vote the same way as every one of my colleagues did here today. It's not that we're against anybody. It's a fully compliant application. There's nothing that we can -- that they haven't done that we haven't asked them to do and is proscribed by law.

MR. SACHS: Thank you.

MR. BRAVMAN: So motion is approved.  
Application is approved.

Is there any other business coming before us this evening? The next application -- I'm sorry -- the next hearing.

MR. SACHS: We're going home.

MS. MORACE: We don't have anything on the agenda, but it is --

MR. SACHS: Loren, we got Lidl and -- we got a few applications. I don't know how ready they are.

MS. MORACE: Next scheduled (inaudible)

MR. BRAVMAN: But we may or may not have anything.

MS. MORACE: I don't have anything on the agenda right now. (Inaudible)

MR. BRAVMAN: So motion to adjourn.

MR. CRISCUOLO: Just one second, sir.

MR. BRAVMAN: Hold that thought.

MR. CRISCUOLO: I'm just making people aware that potentially November 9 we won't have a quorum so --

MR. SACHS: Okay.

MAYOR COHEN: Oh, right.

MR. CRISCUOLO: Right, Mayor?

MAYOR COHEN: Yes.

MR. CRISCUOLO: You checked on that today. That's why it's in my head. So we may just go ahead and delete the November 9 meeting. You don't object to that, do you, Keith?

MR. BRAVMAN: Okay. With that, motion to adjourn by Mr. Philips. Seconded by everyone else. We're adjourned.