

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
PLANNING BOARD

July 21, 2021

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

ABSENT:

Shawn Taylor, Chairman
Laurence Bravman
Brad Cohen, Mayor
Joseph Criscuolo
Charles Heppel
James Wendell
Steve Philips
Muhammad Hashmi
Rachel Cohen
Maya Maltez - Student Representative

Julie Clarke
Laurence Reiss

ALSO PRESENT:

Lawrence B. Sachs, Esquire
Loren Morace, Secretary
Keith Kipp, Director of Planning/Engineering
James Lambert, Engineer
Louis Ploskonka, Engineer
Malvika Apte, Planner

MINUTES

June 23, 2021 - Motion to approve by Mr. Heppel,
second by Ms. Cohen. Minutes approved.

RESOLUTIONS

Application #18-26V - Highview Properties-One, LLC -
Extension of time for 33 cotters Lane, block 29.01,
lot 32.11, in the IM zone. Motion to adopt by Mr.
Wendell, second by Mr. Hashmi. Resolution adopted.

1 NEW BUSINESS

2 Application #21-07 - Sadhu Vaswani Center - Proposed
3 demolition of existing structures to construct a
4 place of assembly and nursery school located at 110
5 Ryders Lane, blocks 593.01 and 594, lots 3, 4, and
6 7.03, in the R-3 zone. Mandatory date August 31,
7 2021. Continued to the August 11, 2021, meeting.
8 No further notice required.

6

ADJOURNMENT

7

Meeting adjourned at 11:06 p.m.

8

9

10 THE CHAIRMAN: -- best attempt to close
11 all proceedings by 10:30. If those who are able, if
12 you could stand please and join me in a pledge to
13 the flag.

(Flag salute)

12 THE CHAIRMAN: And if you could just
13 remain standing for one second and join me in a
14 moment of silence for all those still suffering from
15 this horrible pandemic.

14

Thank you very much.

Loren, would you please call the roll.

15

MS. MORACE: Miss Cohen.

MS. COHEN: Here.

16

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Here.

17

MS. MORACE: Mr. Philips.

MR. PHILIPS: Here.

18

MS. MORACE: Mr. Reiss. Miss Clarke.

Mr. Criscuolo.

19

MR. CRISCUOLO: Here.

MS. MORACE: Councilman Wendell.

20

MR. WENDELL: Here.

MS. MORACE: Mr. Heppel.

21

MR. HEPPEL: Here.

MS. MORACE: Mr. Bravman.

22

MR. BRAVMAN: Here.

MS. MORACE: Ms. Cohen.

23

MS. COHEN: Here.

MS. MORACE: Chairman Taylor.

24

25 THE CHAIRMAN: Here. Before we start
our business, I need to take one second to thank our
staff, who really did yeoman's work during the
pandemic to do all that they had to do -- and I'm

1 the least technical guy up here -- to make the Zoom
2 calls work. The business of the planning board
3 continued. The public was able to comment and make
4 their feelings known to us, and that didn't happen
5 without a whole lot of work from our staff, and I
6 think all the staff of the good men and women who
7 work for the Township of East Brunswick, because,
8 you know, no one works in a vacuum, so on behalf --
9 and I know I can speak for the whole board -- thank
10 you, guys. Really appreciate it. So thank you very
11 much.

12 I also -- this is the first meeting
13 where we have our student representative. Maya
14 Maltez. Am I pronouncing that right, Maya?

15 MS. MALTEZ: Yeah, that's right.

16 THE CHAIRMAN: Well, why don't you give
17 us a couple of minutes about who you are, and we're
18 so happy to have you aboard.

19 MS. MALTEZ: Hi, everyone. I'm a rising
20 senior at East Brunswick High School. I'm involved
21 in Mock Trial, Debate Club, Political Science Club,
22 Urban Planning, all those programs, to get my hands
23 on things in local government and everything like
24 human services. So that's why I decided to
25 volunteer for this because I thought I could get
even more involved with my community.

THE CHAIRMAN: Well, Maya, we're so
happy to have you. I can tell you that my resume
when I graduated East Brunswick High School in 1974
looked nothing like that. So we're so happy to have
you, and you're not alone.

Mr. Pape, when did you graduate from
East Brunswick?

MR. PAPE: Nineteen seventy-one.

THE CHAIRMAN: Seventy-one, '74. Mr.
Sachs?

MR. SACHS: Seventy-five.

THE CHAIRMAN: So the Bears are well
represented here. Oh, that's right, Larry, '84.

MS. COHEN: Two thousand six.

THE CHAIRMAN: Oh, that's right. So --
oh, that's right. Wow. So it's -- a lot of lifers.
It's so good to have you. I want to encourage you
to participate, and always remember the key rule,
the chairman is the dumbest guy up here. So never
be afraid of asking any questions so that we
encourage your participation.

Having said that, our first order of
business is the minutes of our meeting June 23. Let
me remind the board that we approve minutes by a

1 voice vote. We received them in our packet. What
2 is the board's pleasure with the minutes of June 23?

MR. HEPPEL: I'll move them.

THE CHAIRMAN: Moved by Mr. Heppel.

MS. COHEN: Second.

THE CHAIRMAN: Seconded by Miss Cohen.

4 Any discussion? Hearing none, all those in favor of
5 approving the minutes as submitted, signify by
6 saying aye. Any nays? Any abstentions?

A BOARD MEMBER: I abstain.

7 THE CHAIRMAN: One abstention. The
8 minutes pass. This is something I haven't done in a
9 while. There you go.

10 The next item are resolutions. Just to
11 remind everyone, resolutions are items that the
12 board has previously acted upon, and we are
13 approving them tonight in their formal fashion.

14 Mr. Sachs, is application 18-26V,
15 Highview Properties-One, LLC, in order for us to
16 vote on this evening?

MR. SACHS: Yes, it is, Mr. Chairman.

17 THE CHAIRMAN: Then what is the board's
18 pleasure with this resolution?

MR. WENDELL: Motion to adopt.

19 THE CHAIRMAN: It's been moved. We have
20 a second. Moved and seconded by Mr. Hashmi. Any
21 discussion?

22 Seeing none, Loren, please call roll of
23 those eligible.

MS. MORACE: Miss Cohen.

MS. COHEN: Yes.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Yes.

MS. MORACE: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. MORACE: Councilman Wendell.

MR. WENDELL: Yes.

MS. MORACE: Mr. Heppel.

MR. HEPPEL: Yes.

MS. MORACE: Mr. Bravman.

MR. BRAVMAN: Yes.

MS. MORACE: Mayor Cohen.

MAYOR COHEN: Yes.

MS. MORACE: Chairman Taylor.

24 THE CHAIRMAN: Yes. The resolution is
25 approved.

26 The first item under new business,
27 actually the only item under new business this
28 evening, and forgive me with my pronunciation, is
29 application 21-07. Can somebody help me. I don't

1 want to --

FROM THE FLOOR: Sadhu Vaswani Center.

2 THE CHAIRMAN: Good. Thank you. Before
3 we begin, and I see there's a lot of my fellow
4 neighbors in the audience, don't worry, I will not
5 adjourn this meeting until everyone here has had an
6 opportunity to speak. You took time out of your
7 extraordinarily busy schedules. We are anxious to
8 hear your opinions. So we're not going to be voting
9 on this application tonight. This will be a more
10 than one night application. The applicant's
11 attorney is aware of that. So I want to make sure
12 that you didn't sit here for an hour or an hour and
13 a half or 2 hours and not -- and then send you home
14 without getting a chance to say something. If I can
15 -- and this is certainly not mandatory -- if you
16 think you are going to speak tonight, if you just
17 raise your hand. I just want to get some general
18 idea of who's looking to speak. Okay. Terrific. I
19 look forward to hearing each and every one of you.

20 Is the -- before -- Mr. Sachs, before we
21 begin, is this application in order for us to hear
22 this evening?

23 MR. SACHS: Yeah, Mr. Chairman, I've
24 reviewed the affidavit of publication and proof of
25 service, and the board does have jurisdiction this
evening.

26 THE CHAIRMAN: Very good. Mr. Pape, I
27 believe you are here on this application?

28 MR. PAPE: Yes, Mr. Chairman, members of
29 the board, board professionals, public, good
30 evening, Kenneth Pape of the firm Heilbrunn Pape on
31 behalf of Sadhu Vaswani Center, your applicant.

32 THE CHAIRMAN: I'm sorry, Mr. Pape.

33 MR. PAPE: Thank you for --

34 FROM THE FLOOR: Can't hear.

35 MR. PAPE: Oh, boy. Oh, they don't
36 amplify. Okay. Do the best that I can.

37 THE CHAIRMAN: Mr. Pape, before you
38 begin your application --

39 MR. PAPE: Yes, sir.

40 THE CHAIRMAN: -- I'd like to turn it
41 over to Mayor Cohen, who would like to say a few
42 words. Mayor.

43 MAYOR COHEN: Thank you, Chairman. I
44 just wanted to -- first of all, it's kind of nice to
45 see everybody here in person finally. I'm a little
tired of the Zoom meetings and, of course, an
46 opportunity for us to have all of the residents come
47 out. Whether it's for an application or whatever,

1 it's just nice to finally be able to see people in
2 person. I didn't want to lose an opportunity to at
3 least talk about the things that we've been through
4 and put it into some level of perspective. I think
5 that, again, echoing the chairman, extraordinarily
6 proud of the staff and people working for the
7 township who have allowed us to be able to function
8 in a somewhat normal manner in an extraordinarily
9 unusual set of circumstances that happens once in
10 century. They didn't have the technology that they
11 had a century ago to be able to do this. We've been
12 able to do it.

13 So residents and staff and all of us
14 here should know that the township did not stop
15 functioning. In a world where we saw a pandemic
16 affect millions and millions of people, we here in
17 East Brunswick have a lot to be thankful for. Our
18 infection rates throughout the entire pandemic were
19 always lower than it was for the county average, for
20 the state average, and for the national average. We
21 have been at the forefront of getting vaccinated.
22 We now stand at almost 77, 78 percent of East
23 Brunswick residents are vaccinated. That puts us
24 ahead of most of the people in the county, which is
25 ahead of most of the people in the state, which is a
state that's ahead of most of the people in this
country. So it has allowed us to be able to have
these type of meetings here in public.

When we've had to deal with a worldwide
calamity economically, we've been extraordinarily
fortunate here in this township. Most people have
paid their taxes, 99 percent collection rate. Our
financial institutions that evaluate us, they don't
really care if I'm a Democratic or Republican. They
simply evaluate the town. We're a double A plus
rated town. That's based on our debt ratio and our
collection ratio and the fact that we pay our bills
and that we're a well-run down. We should be proud
of that. We didn't have to dip into any of our
reserve funds. We have a -- you all just got your
tax bills. I know if there was somebody complaining
I would hear it. I've gotten not one complaint.
Why? Because it didn't go up. When everybody else
around you has suffered an economic calamity around
them and in order for them to make up for those
differences, there's been massive tax increases.
That's not happened here.

So I think we've got a lot to be happy
for. A lot of the land use boards have been
meeting, so even though we haven't met in person,

1 we've been meeting, getting things done. We've
2 gotten a redevelopment agency that's gotten money
3 in. It's now self-sufficient. The FedEx building
4 that's out on Edgeboro Road is going to start
5 bringing in tax funds from a property that
6 previously brought us nothing. So we've got a lot
7 to be thankful for, and I think that you should know
8 that, and it's my opportunity to thank everybody
9 involved in getting us to that point because it
10 didn't happen alone. It's not just me. It's not
11 just one department. It's everybody working
12 together in the township, in its offices, and the
13 residents, themselves. And so on behalf of, you
14 know, the entire township, I want to thank all of
15 you for getting us to where we are and to look at
16 the glass half full because we've got a lot to be
17 happy for. I appreciate the time to talk.

THE CHAIRMAN: Thank you, Mayor.

10 MAYOR COHEN: I wish all of you to stay
11 well, stay safe, and for those that aren't
12 vaccinated, please try to encourage them to do so.
13 So thank you.

THE CHAIRMAN: Thank you, Mayor.

13 Mr. Pape, as a proud East Brunswick
14 resident -- not resident.

MR. PAPE: My pedigree.

14 THE CHAIRMAN: -- your hometown, I turn
15 it over to you.

MR. PAPE: Thank you.

16 THE CHAIRMAN: And I'm trying to get you
17 to move back.

17 MR. PAPE: Mr. Chairman, board members,
18 board professionals, and public, good evening all,
19 Kenneth Pape of the firm Heilbrunn Pape, and this
20 evening I have the privilege and the responsibility
21 of representing your applicant, Sadhu Vaswani
22 Center. This is a request by the Sadhu Vaswani
23 Center to construct a new multipurpose building.
24 It's -- they are spiritual organization. They are
25 proposing a house of worship, and they're also
26 proposing a daycare center and other amenities that
27 are associated with those uses.

28 The proposal is to remove their existing
29 structure that is located on the property and to
30 construct a new structure. They purchased three
31 residences that are immediately adjacent to them.
32 They're all in the zone that permits this use. And
33 they intend to remove two of those residences to
34 create the space for this building and also to
35 create a very beautiful outdoor green area around

1 that building.

2 THE CHAIRMAN: Mr. Pape, I know these
3 microphones really don't magnify, they record. Do
4 we need Mr. Pape to try to speak a little louder if
5 you can?

6 FROM THE FLOOR: Yes.

7 MR. PAPE: Surely. The presentation
8 will be made to you through a number of witnesses.
9 The first witness is Mr. Ashok Lalwani, who is a
10 representative of the center, and I've asked that he
11 begin the meeting by sharing with the board members
12 and the public what their purposes are, their
13 history with the Township of East Brunswick.

14 Immediately following Mr. Lalwani's
15 testimony, it will be Mr. Rick Wiener. Mr. Wiener
16 is the site designer. He actually prepared the
17 plans that are before you. He didn't engineer them.
18 His partner, Jay Patel, who's here, did. Mr. Wiener
19 will take us through the actual design of the site.
20 He is a licensed landscape architect and a
21 professional planner, and we'll qualify him as such
22 before he begins his testimony.

23 Mr. Jay Patel, who is a principal at
24 Crest Engineering and an engineer, did all of the
25 hard engineering on this project, and I've asked
26 that he speak to the drainage, the utilities, the
27 lighting, to do so in an organized, succinct
28 fashion. The real work for Mr. Patel has is working
29 with those professionals over there, and he has done
30 that to make certain that our plans are in good
31 order as we come before you.

32 We also have with us Yoshita Chandrani,
33 who is the architect who designed the building. I'm
34 hoping we have the opportunity to present -- oh,
35 wonderful. Thank you -- to present the architecture
36 of the building, not only the architecture of the
37 building, but to take us through the interior of the
38 building to describe how each of the floors and each
39 of the rooms in the building is to be used.

40 We have Mr. Scott Kennel is a traffic
41 expert. He's here this evening to talk about things
42 like parking and traffic circulation, and finally --
43 and Scott Kennel is our final scheduled witness for
44 this evening.

45 So, Mr. Chair, with your permission,
46 I'll begin by inviting Mr. Ashok Lalwani to join me,
47 and we'll have him sworn in.

48 THE CHAIRMAN: Yes, we will.

49 MR. PAPE: I know he wishes to make a
50 statement on behalf of the center to all.

1 THE CHAIRMAN: Great, looking forward to
2 it. Mr. Lalwani, you can sit next to Mr. Pape, but
3 before you sit, just please raise your right hand.
4 Do you swear to tell the whole truth and nothing but
5 the truth, so help you God?

6 MR. LALWANI: I do.

7 THE CHAIRMAN: Please sit and be
8 comfortable.

9 MR. PAPE: You've got to make yourself
10 louder.

11 THE CHAIRMAN: Mr. Pape, a little bit
12 about your association with the center. If you'd
13 like to expand on it and tell us a little bit about
14 yourself, feel free.

15 MR. LALWANI: Thank you, Mr. Chairman,
16 Mr. Mayor, Mr. Councilor, respected members of the
17 planning board, township officials, professionals,
18 and members of the public, good evening.

19 THE CHAIRMAN: Good evening.

20 MR. LALWANI: Thank you for the
21 opportunity to present our plans to you tonight.
22 The Sadhu Vaswani mission seeks to bear witness to
23 the truth that there is but one life flowing in all,
24 men, birds, animals, things animate and inanimate.
25 The Sadhu Vaswani mission believes that life must
have a spiritual orientation and promotes the
practice of group chanting, prayer, meditation, and
above all living for others. The others are not
apart from us. We are all part of the one whole.

The Sadhu Vaswani Center in East
Brunswick is not a temple or a mosque or a church.
We are a community center, and we are seeking your
permission to expand, to build a unique institution
in the township, the Sadhu Vaswani Center For World
Peace.

Sadhu Vaswani was a modern-day saint of
India and an apostle of peace. In one of his
prayers, he proclaimed: "In all religions, the
light is dying. In all scriptures, the inspiration
is dying. In all saints, the picture is dying."

The Sadhu Vaswani Center For World Peace
will be open to people of all faiths. It will host
a library with books on all religions. Yoga classes
will be open to all at minimal or no charge.
Intimate symposiums will be held on world peace
through interfaith dialogue and deeper understanding
that the essence of all religions is love. Sadhu
Vaswani also said: "I have but one tongue. If I
had a million tongues, with each I would repeat the
word give, give, give."

1 The East Brunswick Sadhu Vaswani Center
2 opened in March 2014. We have served the community
3 from day 1. Since our opening, weekly supplies of
4 food, blankets, toiletries, clothing, and hygiene
5 products have been made available to different
6 shelters of the Catholic Charities of East
7 Brunswick. During the pandemic, we supplied PPE,
8 masks, and gift cards to Care One Nursing Home,
9 Robert Wood Johnson and St. Peter's hospitals.
10 Annual Christmas baskets are shared with East
11 Brunswick Fire Department, Police Department, and
12 other township public work departments. We
13 regularly provide supplies to the New Beginnings
14 Animal Shelter in Spotswood, visit weekly with
15 Elijah's Promise Soup Kitchen and Ozanam Men's
16 Shelter and monthly to Kilmers Home for Children and
17 Women. Camden Rescue Mission gets multiple visits a
18 year from our volunteers as well as the choicest new
19 toys for their kids for the holidays. The Sadhu
20 Vaswani mission does similar work across India,
21 where they also run several medical clinics and
22 charitable hospitals.

23 When Sadhu Vaswani passed in 1966,
24 revered Dada J.P. Vaswani took over the mission's
25 mantle, and he served as its spiritual leader until
3 years ago, when he passed on at the age of 100.
He came to East Brunswick several times to our
center here. Dada was a scientist and a world
renowned philosopher. He wrote over 150 books,
which have been translated into multiple languages.
In one of his prayers, he says: "The more I
contemplate thee, the more I am fashioned into thy
fairness, oh Lord."

 The new Sadhu Vaswani Mission for World
Peace will have a meditation garden with
representations of all the major world religions.
Residents of our town, regardless of their religious
affiliations, will come in, take up a bench, and
meditate in the quiet, serene, and enchanting
surroundings. This is what excited Al and Dorothy
Fisher of 6 Perry to sell their house to Sadhu
Vaswani Center. Al passed a few years after he sold
or maybe a year or two, but he died knowing and
excited by the fact that his beautiful garden will
be part of that meditation garden. Same with Harold
Hansen at 4 Perry. He sold excited that this was
the use that his house and his back yard was going
to. And most recently, Phil and Maria Dalton at 8
Perry, they have sold their house, and their garden
will be the primary area, along with Al's, of the

1 meditation part, the garden, meditation garden in
2 our center. So all of them very excited by this
3 prospect.

4 The Sadhu Vaswani mission is led today
5 by a woman, Krishna Kumari. She came to the mission
6 at the tender age of 2, and she never left. She is
7 60 today. She epitomizes the hope and faith her two
8 predecessors held in women as future leaders. They
9 built several schools and colleges catering to girls
10 and 3 years ago opened the Little Lamps Nursery in
11 London for kindergarten education. The East
12 Brunswick center will be the host to the next Little
13 Lamps kindergarten, open to every member of the East
14 Brunswick community.

15 In conclusion, dear members, let me
16 assure you that our organization is in keeping with
17 the sublime philosophical thought of our founders,
18 has taken extreme care to develop an expansion plan
19 that is sensitive to our neighbors. It will enhance
20 the beauty of our surroundings at Perry Road with
21 lovely plantings that blend into the front lawns on
22 the street while ensuring that the only visible
23 expansion is front facing by Ryders Lane. All our
24 activities will be held indoors and therefore
25 peaceful.

26 We are requesting some reasonable
27 variances, and as you consider them, please do
28 remember that we are a charitable, not-for-profit
29 entity, and our only purpose to exist is to serve
30 you, the vibrant and expanding East Brunswick and
31 neighboring community. Thank you.

32 MR. PAPE: Thank you. Much appreciated.
33 I think a nice way to start this --

34 THE CHAIRMAN: May we ask some questions
35 of this witness?

36 MR. PAPE: Oh, surely, surely.

37 THE CHAIRMAN: I just have one quick
38 one. Are there any other centers nearby in addition
39 to the one in East Brunswick?

40 MR. LALWANI: Yes, sir. The original
41 center opened in 1989 in Closter, New Jersey. It's
42 north of Alpine and Englewood.

43 THE CHAIRMAN: I know where it is.

44 MR. LALWANI: And so we've been there
45 for 30 some years.

46 THE CHAIRMAN: The original center was
47 in Closter, New Jersey, which is north of Alpine.

48 THE WITNESS: And then in Secaucus, New
49 Jersey, by the recreation center, in the back of the
50 recreation center, there's a beautiful most

1 enchanting Sadhu Vaswani meditation garden that town
2 residents come, and it's right on the river, so they
3 come and spend time and reflection in that garden.
So these are the two other locations besides East
Brunswick.

4 THE CHAIRMAN: For those of you who
couldn't hear, there's also a facility in Secaucus.
5 Any other questions by the board? Thank
you.

6 MR. LALWANI: Thank you, Mr. Chairman.

7 MR. PAPE: Thank you. Moving forward,
the first professional witness is Rick Wiener. Rick
8 Wiener, as I indicated, is a landscape -- a licensed
landscape architect and a professional planner. I
9 ask that I be sworn. We'll take a few moments to
share his professional and educational background,
and then, Mr. Chair, I'll ask that you accept his
credentials and allow him to begin his testimony.

10 THE CHAIRMAN: And he'll be testifying
this evening as both a landscape architect and a
11 professional --

12 MR. PAPE: He will be prepared to
testify in both, yes.

13 THE CHAIRMAN: Thank you.

MR. PAPE: If you come up here.

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

15 MR. WIENER: I do.

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

17 MR. WIENER: Rick Wiener, W-i-e-n-e-r.
I am a New Jersey licensed landscape architect and
18 professional planner. I have a degree in landscape
architecture.

19 FROM THE FLOOR: Can't hear a thing back
here.

20 THE CHAIRMAN: These are simply his
credentials.

21 FROM THE FLOOR: We want to hear it.

22 MR. WIENER: When I do the presentation,
I'll be standing over there so you can hear me
better. This is just my credentials.

23 THE CHAIRMAN: We don't -- there is no
amplification in this room. I just happen to have a
24 big mouth.

25 MR. SACHS: Hey, Keith, does that
microphone reach over there?

THE CHAIRMAN: Is that one amplified,

1 Keith? I guess it does. There we are. Do we have
an extra stand anywhere?

2 MR. WIENER: Is that better?

THE CHAIRMAN: Yeah.

3 MR. WIENER: That didn't sound very
good, but okay.

4 MR. PAPE: Let's start from the top.
Mr. Wiener, if you can share your professional
5 licenses and your qualifications.

6 MR. WIENER: Rick Wiener, W-i-e-n-e-r,
New Jersey licensed landscape architect and
professional planner, a degree in landscape
7 architecture from Rutgers University. I am a
principal at Crest Engineering, where I've been
8 employed for 35 years. I've testified and been
qualified at various planning boards in townships
9 throughout central New Jersey.

10 MR. PAPE: May I ask two questions. Are
the plans that are before the board plans that you
were instrumental in designing?

11 MR. WIENER: Yes, they were.

12 MR. PAPE: And are all your licenses in
good standing in the State of New Jersey?

MR. WIENER: Yes.

13 MR. PAPE: Mr. Chair, may I ask that he
be -- that Mr. Wiener be accepted in his --

14 THE CHAIRMAN: We are happy to accept
you as an expert --

15 MR. PAPE: Thank you.

THE CHAIRMAN: -- in those fields.

16 MR. PAPE: I'm going to ask if you could
perhaps stand by the exhibits. Using the exhibits,
17 introduce the property to everyone.

18 Marking the exhibits this evening?
They're rendered versions of plans.

MR. SACHS: Let's mark them.

19 MR. PAPE: Mark them. Okay. Beginning
with A-1, Counselor?

20 MR. SACHS: Yes.

21 MR. PAPE: So if you could identify your
first exhibit and then indicate it as A-1 and
today's date, July 21.

22 MR. WIENER: Okay. The first exhibit is
an aerial display. It's a regional aerial display.
23 That will be Exhibit A-1. It is dated 4-15-21.

24 MR. PAPE: And is the property that is
being presented to the board shown on that aerial
display?

25 MR. WIENER: Yes, it is.

MR. PAPE: And how is it shown on the

1 display?

2 MR. WIENER: It is outlined in yellow,
3 and it is shown -- the individual properties are
4 outlined in white lines.

5 MR. PAPE: If we could go to your next
6 exhibit and have that marked.

7 THE CHAIRMAN: Mr. Wiener, if you like
8 to rest your papers on the ledge there, I -- looks
9 like holding mic it looks like you're ready to do
10 the midnight show at the Borgata.

11 MR. WIENER: The second exhibit is
12 another aerial but a more local area that shows the
13 site in more detail.

14 MR. PAPE: Again, aerial photograph with
15 the property outlined, perimeter outlined in yellow,
16 individual lots outlined in red.

17 MR. WIENER: Correct.

18 MR. PAPE: A-2, today's date.

19 MR. WIENER: 4-15-21 is the date of the
20 plan.

21 MR. PAPE: Date of the plan is 4-15-21,
22 but -- and your third exhibit?

23 MR. WIENER: My third exhibit is a site
24 display, the color rendering of the site. It is
25 also dated -- it is dated 6-18-21.

MR. PAPE: Is this a sheet from the full
set?

MR. WIENER: This is actually the color
version of the landscape plan.

MR. PAPE: So A-3, and before we move,
if you would write on each of them A-1, A-2, and A-3
with today's date, and I will ask that you use them
in your presentation.

So A-1, the aerial photograph of the --
the large aerial photograph of the property
described, just indicate what -- where the property
is actually located on Ryders Lane, and take us
around the perimeter and tell us the other uses that
are around the site.

MR. WIENER: Okay, so just so you know
that each of these sheets, north is where I'm
standing on these drawings, not up. See the north
arrow on the side. They're all oriented the same
way. So Corona Road is actually north of the site.
Perry Road is east of the site, and Ryders Lane is
west of the site, and they're all oriented that way,
and you can see the properties in the middle. You
can see the Borough of Milltown just across Ryders
Lane at that location and the surrounding retail and
commercial properties and residential properties

1 that surround the site.

2 MR. PAPE: If you could go to A-2 and
3 move in a little closer. Relying on A-2, if you
4 could describe to all of us the existing conditions
5 of the properties.

6 MR. WIENER: Okay, so the existing
7 conditions, I want to point out obviously the three
8 residential lots, lots, 3, 4, and 5, which front on
9 Perry Road, and the existing Sadhu Vaswani Center,
10 which is lot 7.03, which has frontage and access on
11 Ryders Lane.

12 The site is in the residential R-3 zone,
13 approximately just under 2 and a half acres.
14 Topographically, it's important to note that the
15 elevations on the property from the north side to
16 the south side change from the rear of the houses on
17 Corona Road to where the brook is, approximately
18 26-foot change in elevation from -- and that's going
19 to be important later when I explain to you the
20 design of the property and why we did certain
21 things.

22 Environmentally, the Saw Mill Brook has
23 a wetlands and a floodplain area associated with it.
24 We have a wetlands LOI from the DEP. There's a
25 50-foot buffer associated with that. We will need
permits from the DEP for activities that we're going
to be performing in that area.

THE CHAIRMAN: And for the audience,
what is an LOI?

MR. WIENER: Letter of interpretation is
the wetlands limits are flagged by an environmental
specialist. The plan is submitted to the DEP. They
come out and verify that the flags are correct, and
then a letter of interpretation is submitted to the
applicant that says this is the wetlands limit and
the buffer for those wetlands is 50 or 150 or
whatever it is. In this case, it is a 50-foot
buffer.

THE CHAIRMAN: Thank you.

MR. PAPE: Before you leave the DEP, can
we talk about the other permit that was secured, the
flood hazard determination.

MR. WIENER: The flood hazard
determination. I thought he was doing that.

MR. PAPE: I have copies. We secured
these approvals over the past 12 months. I do have
copies of both the DEP wetland letter of
interpretation and the DEP flood hazard area
verification. I'd like to submit them so that I
know that they're part of the record. May I?

1 THE CHAIRMAN: Certainly. Do we have to
mark those, Mr. Sachs?

2 MR. SACHS: Let's mark them. Does our
staff have this.

3 UNKNOWN SPEAKER: I'm not sure
(inaudible)

4 MR. SACHS: Okay.

5 MR. PAPE: They can make it over to Mr.
Sachs. Thank you. They're current -- you'll see
that they're current. They were just received.

6 MR. LAMBERT: Okay. Thank you,
Mr. Pape.

7 MR. PAPE: Mr. Wiener, if you can
continue.

8 MR. WIENER: Okay. The next part of my
presentation is going to be to describe the project
9 on the site plan exhibit.

MR. PAPE: A-3.

10 MR. WIENER: A-3, Exhibit A-3, which is
a color rendering of the landscape plan and the site
11 layout. You can see the proposed building is this
large sort of reddish color is a three-story
12 18,000-square-foot building. The existing dwelling
at 8 Perry is going to remain on the site as a
13 parsonage. Get a little more description on that
later. So that dwelling will remain. It's a
14 parsonage for visiting spiritual leaders and
congregation members.

15 I want to talk about the setbacks.
Within the R-3 zone, the front yard setbacks are
16 30 feet -- 35 feet from the road and 10 foot from
the side yards. I want to point out that we've kept
17 the building over 50 feet from the front yard,
60 feet from this side yard, and obviously quite a
18 bit more than that in the other direction.

Our focus was to try to keep as much of
19 the development where it is now, which is the Ryders
Lane lot. So you can see the parking lot is
20 essentially where the current parking lot is, and
we're trying to keep it there, and we worked a
21 number of iterations to get to this point to make
this happen. What we wanted to do was try to keep
22 -- and if you can see this line right here, that's
the residential lots, that top part of the plan. We
23 wanted to keep the impervious coverage as close to
the 30 percent, which is allowed under the zone, in
24 that part of the project, and you can see much of
that is landscape area and the buildings and just
25 the drive-through area. We've actually achieved
just under 31 percent we've managed to maintain on

1 the residential properties. So the Ryders Lane
2 site, which is the current location of the Sadhu
3 Vaswani Center, also already exceeds that and has
4 for quite a number of years because of the parking
5 lot that's located there and the building.

6 The daycare center and play area,
7 there's a small rectangular area here on this side
8 of the building. That's actually -- the first floor
9 of that is an actually outdoor play area, which is
10 covered by the upper floors so it's out of the rain,
11 and then there's a lawn area here which is fenced
12 in, which will be the outdoor play area for the
13 daycare center.

14 You have 72 parking spaces on site. The
15 circulation, currently, there are two ingress and
16 egress points on Ryders Lane for the existing
17 center. The first one is going to be ingress only
18 and the second one is going to be egress only. So
19 the circulation idea is that you come in, there's
20 the drop-off area in front of the building, and then
21 you move into the parking area, and then you exit
22 out this way, obviously, because Ryders Lane only
23 heads north on this side of the road.

24 The meditation garden, which is this
25 entire area over here, which is the rear yard of 8
26 Perry and the rear yard of 6 Perry, will all be --
27 we're going to utilize as much of the existing
28 vegetation that's already out there. There's a
29 number of large trees. There's a number of dead
30 trees, as well. So we identified and located by
31 survey all the larger trees, and we tried to work
32 around them as much as possible, and we actually
33 saved quite a few of them.

34 The meditation garden doesn't have a
35 final design yet. It's essentially going to be
36 landscaping. It's going to be seating areas. It's
37 going to be benches. It's going to be that type of
38 thing. So the detail of that hasn't yet been
39 completed, but we'll be working on that shortly.

40 You should know that the storm drainage
41 -- and our engineer will be talking about this
42 more -- the storm drainage, which currently the site
43 has none. The water runs off the pavement right
44 into the stream, okay. We're going to actually --
45 below the parking lot, it's going to be raised up,
46 and there will be a recharge system, and again, our
47 engineer will talk about that a little more.

48 Impervious coverage I talked about. You
49 should know that the variance we're asking for for
50 impervious coverage, overall, it's 30 percent is

1 allowed. We have just under 42 percent is what
2 we're asking for, and you should know that, again,
3 Ryders Lane lot is already exceeds the 30 percent by
4 quite a bit.

5 So the landscape. I mentioned that
6 there's a lot of existing trees that we're trying to
7 save, some large ones. I want to start at the
8 bottom corner here next to the Saw Mill Brook.
9 Currently, part of the existing parking lot goes
10 into the wetlands buffers and the flood hazard area,
11 and that's been there for a long time. We're
12 actually removing all of that pavement, thousands of
13 square feet of that pavement, restoring that with
14 native vegetation, plants and grasses, and moving
15 any pavement and lighting and anything that's there
16 now out of that area, and that was one of the
17 focuses we have of that area because we knew that
18 the DEP would want to see something like that. We
19 need permits from them to get that. We have to
20 apply for those, and we've already had discussion
21 with them, and again, Jay will talk to you about
22 that.

23 The parking lot. You can see there's
24 shade trees being proposed as part of the parking
25 lot. The ordinance requires that with the number of
parking spaces that we have that 15 trees be
planted, so the trees plus a number of existing
trees surrounding the parking lot will meet that
criteria.

The Corona lots -- and I want to point
this out, this lot in particular, and I mentioned
this earlier about the topography, and the reason I
brought that up is because from this property line
here from the rear of the house on lot 1 on Corona,
there's a drop in elevation. The rear of that house
is elevation 52. When you get to the lawn area
below the wall that we've put in here because the
property slopes down, that elevation's at 38.
There's a 14-foot change in elevation. We did that
intentionally to bring the building down so it
wouldn't be as imposing from that side of the
property. Should point out that these green areas
are existing vegetation, and the rear of this lot
has a significant amount of existing vegetation that
we have supplemented with evergreens and shade trees
throughout. So that's -- behind there's an existing
wood fence there, as well.

All right, so that --

MR. PAPE: Perry Road.

MR. WIENER: Perry Road frontage. There

1 are a number of large trees on the Perry Road
2 frontage that we're going to preserve and we're
3 going to add to. We're going to add shade trees.
4 We're also going to -- we're proposing a 6-foot-high
5 fence, which extends out from either side of the
6 building, and in front of that we'll be planting 8-
7 to 10-foot and 12- to 14-foot evergreens in front of
8 portions of the building and landscaping as you can
9 see along the entire front of the building.

10 There will be no access to the site from
11 the Perry Road side. There's an existing driveway
12 from the first dwelling on the site that the fire
13 commissioner/fire marshal I guess asked us to
14 preserve as part of emergency access. It will be
15 gated so no parking will be allowed there. It will
16 just be there so if there's an emergency, if there's
17 fire, they do have access from the Perry Road side,
18 so we left that piece in there.

19 The evergreens and buffer plantings. We
20 are proposing over 85 trees, new trees, evergreens
21 and shade trees, over 350 new shrubs and plants, and
22 that doesn't include the perennials and ground
23 covers and things that will go along with that.

24 From the Perry Road side, the building,
25 itself, that part of the building right there is
essentially what you will see from that side of the
road. This side is screened by evergreens. That
side is screened by evergreens. The 6-foot-high
fence is apparently a variance, but we could make it
a 4-foot-high fence. We think it is proper because
it will provide additional screening and it will
hide any view of the parking lot, which we don't
believe there will be much of one anyway, and then
supplementing the front of that fence will be the
additional landscaping that we're proposing on top
of that.

So from the Perry Road side, what you
will see is the existing house that will remain, the
landscaping that's there, and green area and
landscaping in front of the building. So there will
be a filtered view to the building, and initially,
again, these plants will be -- some of them will be
14 feet tall, and many of them get 30 to 40 feet
tall. They can anyway.

So other landscaping will include plants
of seasonal interest with the flowering plants for
the summer, shade trees, flowering trees, and I
mentioned that the meditation garden -- meditation
garden is something that will evolve seasonally.
It's the kind of thing where this year you'll plant

1 these perennials and these annuals, and then next
2 year you'll plant -- but there will be a basis to
3 start with that. Again, there's existing trees
4 there that we want to save. There's some that we
5 probably need to get rid of, and we'll be
6 supplementing that, as well.

7 MR. PAPE: Rick, could you just point to
8 the location of the meditation garden for all of us
9 and describe it as you're pointing to it.

10 MR. WIENER: Okay, so majority of it is
11 the rear yard of 8 Perry, which has a pool, which
12 we're going to try to use as some sort of a fountain
13 area, not as a pool, and there's existing trees that
14 -- essentially at the perimeter of that lot, and
15 then we're going to plant additional areas around
16 the pond and pool and benches and create little
17 sitting areas throughout, as well as next to the
18 existing building, so this entire area here is
19 essentially the meditation garden.

20 MR. PAPE: And access to the meditation
21 garden, can you just confirm that there's -- the
22 access is through the center's property.

23 MR. WIENER: Correct. It's -- from the
24 parking lot here, you can walk in here. That
25 there's -- this is the proposed fence. Goes
straight across here, connects to the existing fence
at 8 Perry.

MR. PAPE: And the fence that you
described, you indicate its location triggers the
requirement of a variance. It's actually a front
yard because we don't have a back yard; we have two
front yards. So it's a 6-foot fence in our -- in
the front yard that's behind our building, and that
6-foot fence is completely behind landscape
materials, and the fence is there to create security
and separation from the -- to keep all of the
activities of the center on its own property.

MR. WIENER: Correct.

MR. PAPE: And if this board were
uncomfortable with 6 foot, 4 foot could be
accommodated, but it's your opinion that there's a
lesser barrier if it went to 4 feet.

MR. WIENER: Correct.

MR. PAPE: But it still works.

MR. WIENER: Yes.

MR. PAPE: There were comments that were
provided by the professional staff in written
reports about the landscaping. Are you comfortable
indicating to the board and to the board
professionals that you can and will meet with them

1 to address their requests and requirements?

MR. WIENER: Yes, absolutely.

2 MR. PAPE: There was as you read through
3 them, no issues.

4 MR. WIENER: No. One of the main
5 questions was the type of plants that were going to
6 be used in the meditation garden, and again, that's
7 a very detailed plan that we just haven't gotten
8 around to getting into yet.

9 MR. PAPE: And the other comments with
10 the species and size and the like, you're
11 comfortable saying yes.

12 MR. WIENER: Yes.

13 MR. PAPE: Want to go back just very
14 briefly. You talk about the circulation. I
15 appreciate that you introduced the circulation to
16 all of us. You indicated that there's a one-way in
17 and one-way out. It's necessary to point out we're
18 on Ryders Lane, and Ryders Lane is a county road.
19 What is being described has already been presented
20 to the county planning board, and as your reports
21 will indicate, the county planning board has given a
22 conditional approval of the site plan, and that
23 conditional approval is for the circulation plan
24 that's shown on the plan that's being presented. If
25 you can just confirm that my statements are
accurate.

MR. WIENER: Correct.

15 MR. PAPE: Mr. Wiener, I have no further
16 direct. Is there anything further that you have to
17 share with the board about the design of the
18 facility?

19 MR. WIENER: Not at that time.

20 MR. PAPE: Mr. Chair, I have no further
21 direct examination of Mr. Wiener. He will be with
22 us throughout the presentations. If the board
23 wishes to examine him at this time, he is available
24 -- the board and the board's professionals, he is
25 available to you.

THE CHAIRMAN: I would -- I'm sorry.

21 MR. SACHS: Mr. Chairman, before you --
22 just before, I'm going to mark the letter dated
23 November 9, 2020, as A-4. That's the letter of
24 interpretation from the NJDEP. And I'm going to
25 mark as A-5 a letter dated April 15 from the NJDEP,
which is the flood hazard area verification
approval.

MR. PAPE: And, Mr. Sachs --

25 MR. SACHS: Is this your only copy? I
hope not.

1 MR. PAPE: No, those are yours.

MR. SACHS: Very good. Thank you.

2 MR. PAPE: And I did not bring an
3 additional copy of the April 26, 2021, Middlesex
County Planning Board site plan approval because it
is an attachment to your staff's reports.

4 MR. LAMBERT: It's in the staff memos.
Thank you.

5 THE CHAIRMAN: Okay. Let's start off.
6 Are there any staff questions for this witness?
Yes.

MS. APTE: Thank you, Mr. Chairman.

7 THE CHAIRMAN: If you can just -- you
have a very soft voice.

8 MS. APTE: I'll be super loud.

9 THE CHAIRMAN: Terrific.

MS. APTE: Mr. Pape, is it -- can I ask
10 questions on operations and the use of this property
to this witness, or are we going to have another
witness for that?

11 MR. PAPE: There will be more on
operations to come.

12 MS. APTE: Okay, so I'll stick to design
then.

13 Mr. Wiener, could you -- since we were
talking about the fencing the last and as you have
14 suggested that it's the boards wish whether it can
be 4 feet or 6 feet, in your opinion since you are a
15 licensed landscape architect, the landscaping that
will be provided in front of that fencing, is it
16 going to be evergreen? Is it going to be fully
buffering the site all throughout the year that the
17 4-foot fence can work, or is it a 4-foot fence would
still be required to buffer the site?

18 MR. WIENER: Actually, most of the
larger evergreens will be running right in front of
19 the fence on both sides, so hardly be visible.

20 MS. APTE: Okay.

MR. WIENER: So mostly evergreens, yes.

21 MS. APTE: Okay, so those will be
buffering, and then the fence requirement of 6 foot,
you know, would be more of a decision whether it's
22 security-wise needed, and it's not so much for the
visual buffering of the property.

23 MR. WIENER: Correct, and if -- can I
ask you a question?

24 MS. APTE: Sure.

25 MR. WIENER: Your interpretation of why
this isn't a front yard, this fence, why you're
saying this isn't a front -- it's not in front of

1 the building. It's off the sides of the building.

2 MS. APTE: So isn't it along the Perry
Road, the fencing?

3 MR. WIENER: The fence is right here.
Here's the building, and the fence runs right off
4 either side of the building. It's not in a front
yard setback. It's not in front of the building, so
obviously a little confused as --

5 MS. APTE: It's along the --

6 THE CHAIRMAN: It fronts Perry Road.

7 MR. KIPP: -- combine all these lots
into one lot, and if you're maintaining these
property lines, that's the front yard on Perry Road.

8 MR. WIENER: Okay.

9 MR. PAPE: We will be doing a deed of
merger for the lots. It's not -- there will be a
deed of merger.

10 MR. KIPP: For all four?

11 MR. PAPE: The lots will all be merged.
The site plan requires it.

12 MR. KIPP: I would consider it just like
a corner lot. They are --

13 MR. PAPE: Okay.

14 MS. APTE: That's why, because there are
street frontage on both sides.

15 MR. WIENER: Right.

16 MS. APTE: This becomes essentially two
front yards.

17 MR. WIENER: I understand.

18 MS. APTE: Thank you, Mr. Kipp.

19 Following the question about parking,
are there two parking spaces being maintained for
the proposed parsonage or the dwelling that's being
proposed?

20 MR. WIENER: Yeah, the driveway will
remain for that.

21 MS. APTE: Okay. Does that have a
garage, that --

22 MR. WIENER: I believe it does, yes.

23 MS. APTE: Okay. Following which, could
you please clarify regarding if any loading is being
provided.

24 MR. WIENER: Okay, so the drop-off area
will serve as the area for any type of deliveries.
There's not a specific separate truck loading
facility. You don't really need something like
that. It will be vans delivering food for whatever
supplies that are required here, so we'll be
utilizing the drop-off area for that purpose.

25 MS. APTE: Okay. In terms of the

1 landscaping that you did testify -- and I'm only
2 talking specifically to the requirement that there's
3 one canopy tree being provided -- required for every
4 five parking spaces, I believe the testimony was
5 that you would be providing 15 canopy trees to meet
6 that ordinance requirement.

7 MR. WIENER: Correct, so -- I'm sorry.

8 MS. APTE: Is that standard throughout
9 the parking lot, or is it only along the frontage?

10 MR. WIENER: It's along the frontage.
11 It's within the parking lot, and it's using existing
12 trees as credit towards the canopy trees required.

13 MS. APTE: Okay. I think the intent of
14 the ordinance is to make sure that the canopy trees
15 are providing the shading for the parking lot, and
16 that's why this ordinance requirement was placed.
17 So as long as they are around the parking lot, then
18 that requirement will be met.

19 MR. WIENER: Correct.

20 MS. APTE: Would you be talking about
21 signage, or would that be the next witness?

22 MR. WIENER: No.

23 MR. PAPE: That's a future --

24 MR. WIENER: The architect designed the
25 site.

MS. APTE: Okay. In terms of the
variances that have been noted in our report, would
you agree with most of them, or is there anyone of
them that you do not?

MR. PAPE: I think that we -- there are
three variances that I saw in your report. There's
one for traffic, and Mr. Kennel will discuss that
one. There's the one for the fence, which we have
discussed, and then there was the testimony on the
impervious coverage and how that's distributed
differently to -- the residential side is just about
30, and the front is where it is higher, and we're
asking for that relief. We're in full agreement
with your analysis.

MS. APTE: Okay, and the loading
space --

MR. PAPE: Is that -- I didn't know if
it was a variance or a waiver, but, yes, we're
asking -- we don't think we need a dedicated loading
space for a spiritual center.

MS. APTE: Okay. I'll listen to the
testimony and have the board decide that --

MR. PAPE: Sure.

MS. APTE: -- in terms of that. Okay.
And that's it. Thank you Mr. Chairman.

1 MR. PAPE: Thank you.

2 THE CHAIRMAN: Any other staff
questions? Jim.

3 MR. LAMBERT: I just have one, Mr.
Chairman, and I'm not sure this is the appropriate
witness, but we'll find out.

4 THE CHAIRMAN: We'll find out.

5 MR. LAMBERT: With respect to the
parsonage to remain on lot 5, is there any plans to
harmonize that architecture with the architecture of
6 the main building?

7 MR. WIENER: I have no answer for you on
that.

8 MR. LAMBERT: Okay.

9 MR. PAPE: And I'll find out before we
leave. I'll find out.

10 MR. LAMBERT: That's it. Thank you.

11 THE CHAIRMAN: Sure. Any other members
of the staff? How about board members, any
questions for this witness? Yes, sir. Who are you
again, Jim White? It's been a while. Good to see
you, Joe. That was a little shot from me. Jim
12 White was a former business administrator. I'm far
fonder of Joe than I ever was of Jim.

13 MR. CRISCUOLO: Couple observations. I
don't know if it's this witness, Mr. Pape, if you
can just make sure of your other witnesses cover
14 these items.

15 The fence that you're going to be
installing, what type of fence is that? Is it going
16 to be PVC?

17 MR. WIENER: The proposal is for a white
vinyl fence.

18 MR. CRISCUOLO: Right, then I would
suggest that the existing fence on the house also be
updated to be all the same, depending upon the
19 board's wish, 4 foot or 6 foot, so at that time
there's some uniformity.

20 MR. WIENER: Okay.

21 MR. CRISCUOLO: So that's number 1.
Number 2, probably not you, probably the traffic
expert. When you're pulling into that parking lot
22 off of Ryders Lane -- we all know nobody speeds in
East Brunswick. Ryders Lane the speed can get up
23 there. So those first four, five, or six parking
spots in your parking lot when you pull in off of
24 Ryders Lane I believe would be a hazard, so,
Mr. Pape, depending on whoever your -- witness you'd
25 like to talk about that, I'd be concerned about
that, and I'd ask Mr. Ploskonka to look into that,

1 as well, our professional.

2 The third item of concern is the water
3 feature. Unfortunately, this town has had several
4 drownings in the last couple years, and I'm
5 concerned if you're going to leave that pool there.
6 I don't know what the depth of it is, if it's going
7 to be a water feature or whatever. What's your plan
8 for securing that site. Are you going to put
9 wrought iron fence around it so nobody can get into
10 it. Unfortunately, we've had several of those
11 misfortunes, and I'm very sensitive to that to
12 protect not only the people that, you know, the --
13 in the neighborhood, but the children of the
14 neighborhood, as well, and, Mr. Taylor, I'd like to
15 -- it is Mr. Taylor, isn't it?

THE CHAIRMAN: Yes, it is.

MR. CRISCUOLO: I would reserve my
rights to ask future questions of future witnesses.

THE CHAIRMAN: But feel free to call me
Shawn.

MR. CRISCUOLO: Okay.

THE CHAIRMAN: Or Chairman. Thank you,
Joe. I appreciate that.

Any other board questions? Yes,
Mr. Heppel.

MR. HEPPEL: It's an easy one for you.
Just curiosity. The fence that will be on the
frontage side that's Perry, okay, how many feet off
the property line will that be?

MR. WIENER: It's over 50 feet. The
building -- it's right along the front of the
building, which is 50 plus feet off the street.

THE CHAIRMAN: Good. Mr. Philips.

MR. PHILIPS: Clarification. You have
41.9 percent maximum lot coverage. I'm assuming
that that is after you combine all the lots.

MR. WIENER: Correct.

MR. PAPE: The Perry side is just under
31, and all together, all the properties together is
41.9.

MR. PHILIPS: And this may not be the
gentleman who can give us the answer, but what is
the top height of the building when you're on --
from the Perry side?

MR. WIENER: Architect will be
testifying about that.

MR. PAPE: The young lady who designed
the building will present that.

MR. PHILIPS: Okay. Thank you.

THE CHAIRMAN: Miss Cohen.

1 MS. COHEN: Hello. So I am looking at
2 our version of the landscape plan, and I noticed
3 that there are some stepping stones from the fence
4 facing going towards Perry Road.

5 MR. WIENER: Correct.

6 MS. COHEN: Can you clarify the use of
7 those stepping stones.

8 MR. WIENER: So there are two gates in
9 the fence. The gate on the northern side of the
10 property, this is an emergency access or exit,
11 egress from the building, so people leaving the
12 building if there's a fire or some other emergency
13 have someplace to get up and get out. This is
14 essentially for the landscapers and maintenance
15 people to be able to get from the front yard to the
16 back yard without having to drive around to Perry
17 Road to do that.

18 MS. COHEN: I think that I guess my
19 follow-up to that is kind of more on the operations,
20 whether or not that will be locked, put like, you
21 know, open during normal business hours and, you
22 know, follow-up to that to avoid people walking out
23 that door, that --

24 MR. WIENER: Okay.

25 THE CHAIRMAN: Thank you. Yes, Mr.
Bravman.

MR. BRAVMAN: Similar to Miss Cohen,
Ken, I think we may need some more testimony because
the first witness, the gentleman that you presented,
talked about -- I understood him to say everything
is going to be indoors, okay, and then as we're
developing here and listening to testimony, we're
talking about the meditation gardens. We're talking
about the stepping stones that lead to Perry. We
talked about lawn areas. We talk about an outdoor
play area and then a lawn area to the north of that.
I think we need to hear a little more by the
appropriate witness as to all the operations that
will be outside.

I also believe that the testimony was
that the meditation garden could only be accessed
from the proposed building, yet it looks like the
remaining house has direct access, which means there
would be access from Perry Road through the
remaining house into the meditation garden. So I
think we need to hear a little more about what the
center is planning on doing, operating, what is
going to be outside, and how all the access is going
to occur, and similar to Miss Cohen's, the stepping
stone concept, we all understand that the fence is

1 going to be for the landscapers, but that truly,
2 unless it's locked, is going to give direct access
3 to Perry Road, would allow anyone visiting the
4 center to park on Perry Road, come either along the
5 stepping stones into the property on Ryders Lane, or
6 similarly, enter through the house that is remaining
7 on Perry Road. So I think we need to hear more
8 about -- from whichever witness that is about the
9 operations and how that's all going to occur.

10 There was one other thing that then
11 slipped my mind. I do apologize.

12 THE CHAIRMAN: We can come back.

13 MR. BRAVMAN: Thank you.

14 THE CHAIRMAN: Any other board questions
15 for this witness? Thank you.

16 MR. PAPE: Thank you. Don't leave us.

17 MR. WIENER: Not going anywhere.

18 MR. PAPE: Mr. Chair, the next witness
19 is Jay Patel. Jay Patel is a professional engineer.
20 Jay is the engineer who designed the project, and
21 the overall site description has been shared with
22 you, but I had asked Mr. Patel to make statements on
23 the record about satisfying your professional
24 staff's requirements for some of the hard
25 engineering elements. So if we could have Mr. Patel
sworn.

THE CHAIRMAN: Sure. Please raise your
right hand, Mr. Patel. Do you swear to tell the
truth, the whole truth, so help you God?

MR. PATEL: Yes, 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. PATEL: Okay. My name is Jayesh
Patel, P-a-t-e-l. I'm a licensed professional
engineer and professional planner in State of New
Jersey. I have appeared with so many boards,
planning boards, zoning board, in New Jersey, and
I'm working at as a principal at Crest Engineering
from 1997. I have a BS in civil engineering from
(inaudible) University in (inaudible) state.

MR. PAPE: Is your -- are your
professional licenses in the State of New Jersey
current and in good standing?

MR. PATEL: Yes, sir.

MR. PAPE: And did you, in fact, design
the engineering, the hard engineering elements of
the plan that is before the board this evening?

MR. PATEL: That is correct.

MR. PAPE: Mr. Chair, is he acceptable

1 to the board?

2 THE CHAIRMAN: Happy to accept you as an
expert, and welcome. Please be comfortable.

3 MR. PAPE: Mr. Patel, I have a few
questions for you and only a few questions. If you
4 could, whichever exhibit is best for you -- perhaps
A-3 would be best, but I'm going to ask if you would
5 very briefly, very briefly describe the stormwater
system on the property today.

6 MR. PATEL: Okay.

7 MR. PAPE: Today.

8 MR. PATEL: Today there is no stormwater
facility. There are couple of inlets that
9 connected. One is directly going to the county
drainage system.

10 MR. PAPE: So there's no stormwater --

11 MR. PATEL: There is no drainage system.
Existing area directly runs into the Saw Mill Brook.

12 MR. PAPE: That condition is not
acceptable under current township ordinances or
13 current state regulations; is that correct?

14 MR. PATEL: That is correct.

15 MR. PAPE: And have you designed a
stormwater system, a modern stormwater system, that
16 addresses the stormwater runoff for the site?

17 MR. PATEL: That is correct, we have.

18 MR. PAPE: That stormwater system is
part of this plan?

19 MR. PATEL: That is correct.

20 MR. PAPE: I heard Mr. Wiener indicate
that most of that stormwater system is below the
21 parking lot?

22 MR. PATEL: That is right.

23 MR. PAPE: And have you been working on
that stormwater system and exchanging your thoughts
with the township engineer?

24 MR. PATEL: Yes, sir.

25 MR. PAPE: I noticed in the staff report
that there's some technical comments from the
township engineer. Have you reviewed those
26 technical comments?

27 MR. PATEL: Yes, I have, and in the past
numerous comments, and we have resolved many of
28 them. There are very minor details we still need to
work on, and we have spoke to township engineer and
29 promised that we will work to resolve all these
outstanding items.

30 MR. PAPE: Mr. Patel, can you tell the
board that you can and you will address the drainage
31 comments in the staff reports to the satisfaction of

1 the CME engineering.

MR. PATEL: Yes, we can and we will.

2 MR. PAPE: Similarly, there are utility
3 designs that have been incorporated into this plan.
Were you responsible for the design of those utility
4 plans?

MR. PATEL: Yes.

5 MR. PAPE: I noticed in the staff
6 reports there are a couple of comments about the
7 utility plans. They appear to be technical
8 comments. Have you reviewed those?

MR. PATEL: Yes, I have.

9 MR. PAPE: And did you go over those
10 with the township engineer?

MR. PATEL: Yes, we have.

11 MR. PAPE: Again, are you comfortable
12 advising the board that you can and you will address
13 the utility comments to the satisfaction of the
14 township's engineer.

MR. PATEL: Yes, we will satisfy to the
15 township engineer's satisfaction.

16 MR. PAPE: I also notice that there's
17 some comments about lighting and that there -- if
18 you could just briefly describe the lighting plan
19 that you have designed for the system, and I'm going
20 to ask you the same question.

21 MR. PATEL: Yes. For the parking lot we
22 have the pole mounted fixtures we have provided.
23 The surrounding building that are exterior to those,
24 there are security and the lighting is provided and
25 some of the lights are under the canopy at the
drop-off area where the people will be coming in and
going out --

THE CHAIRMAN: Mr. Patel, if you could --

18 FROM THE FLOOR: -- microphone away from
19 your mouth.

20 THE CHAIRMAN: Excuse me, sir. Please
21 don't address anyone but the board or the chair.
22 Thank you. I know, and I was just going to ask Mr.
23 Patel.

24 MR. SACHS: Mr. Patel, hold the
25 microphone a little away from your --

MR. PATEL: Yes.

THE CHAIRMAN: There you go.

26 MR. PATEL: So under the canopy there
27 are some lights are provided, and we have designed
28 the lighting to meet the township ordinance, and if
29 there are any outstanding comments remaining, we
30 will address to the township engineer's
satisfaction.

1 MR. PAPE: When the lighting is
2 reviewed, it's important that the lighting not spill
3 off the site. Are you comfortable advising the
4 board that you can and will address the comments so
5 that there is no spillage of light from the site.

MR. PATEL: Yes, we can address.

4 MR. PAPE: What is the height of the
5 lighting fixture in the parking lot? What height is
6 used?

MR. PATEL: Fifteen -- 15 to 16 feet.

MR. PAPE: So use a low pole.

MR. PATEL: Correct.

MR. PAPE: And are these all LED lights?

MR. PATEL: Yes.

MR. PAPE: And are they all shielded
lights and all downward directed?

MR. PATEL: Downward pointing, correct.

MR. PAPE: And my last comment, my last
question, Mr. Patel, is you read the staff reports
with the lighting comments. Please advise the board
that you can and will address those comments to the
satisfaction of the engineer.

MR. PATEL: Yes, we can, and they will
satisfy the township engineer's comments.

MR. PAPE: Mr. Chair, with Mr. Wiener
having done the -- most of the description of the
site, I do not have any further questions of Mr.
Patel. My request that Mr. Patel was to focus his
testimony on the hard engineering elements.

Mr. Patel, could you confirm that as
recently as the last 24 hours you have been in
contact with the township engineer to go through
their reports with them.

MR. PATEL: Yes, I have.

MR. PAPE: Okay. So I have nothing
further of Mr. Patel, Mr. Chair. He is available to
you and to your professional witnesses.

THE CHAIRMAN: Thank you, Mr. Pape.

Mr. Kipp, can you explain to the
audience. When Mr. Pape went through the various
comments that the staff made, it's a thick report,
and their witnesses agreed to all our comments.
Just explain in general what that means to the
audience.

MR. KIPP: Sure. The first submission
that was given by the applicant to the township, the
township staff along with CME professional engineers
and planners reviewed that, and initially, we had a
lot of comments, and many of the comments were
addressed. Almost all the comments were addressed,

1 and this is a later submission by the applicant.
2 And some of our concerns were to the drainage that
3 CME had. We had definite concerns with what it
4 would look like from Perry Road for the existing
5 residents. We wanted to make sure that was
6 buffered. We were very -- wanted to make sure that
7 was handled, and then just some of the circulation
8 of the parking lot, which everything has been
9 addressed, and we did have concerns with access from
10 Perry Road, both from Perry Road into the site and
11 from the site back to Perry Road. We were concerned
12 that that being isolated.

13 THE CHAIRMAN: And there are literally
14 dozens of comments regarding technical things about
15 lighting and drainage, and essentially, what Mr.
16 Pape has just said was that all of these will be not
17 only answered but answered to our staff's
18 satisfaction. I can tell you that in the 20 plus
19 years I've chaired this board, it's unusual for an
20 applicant to immediately agree to all of our staff's
21 comments, and I can tell you that our staff is very
22 diligent, gives these very hard looks and hard
23 reviews. So if those -- if the comments regarding
24 the technical hard engineering things are answered
25 to our staff's satisfaction, as a board member, I'm
pretty happy that things like drainage and lighting
will all work the way they're supposed to. I just
wanted to make the folks in the audience understand
what agree to our comments meant. So having said
that, are any other board questions or any staff
questions for this witness. Jim, yes.

MR. LAMBERT: I have a couple if I may.

MR. PATEL: Sure.

MR. LAMBERT: Regarding the request for
variance for the maximum lot coverage, did you
consider pervious pavements for any portion of your
parking lot?

MR. PATEL: Not -- no, we have not
considered. I mean, we could do it, but we have not
made any attempt yet.

MR. PAPE: If that's something that is
in favor -- every town has a different perspective
about that type of pavement. If that's in favor in
East Brunswick and you support it, we can certainly
introduce --

MR. PATEL: Yes.

MR. PAPE: -- portions. Certainly
could.

MR. LAMBERT: I think it was worth
discussion with the board. That would be at the

1 board's discretion.

2 MR. PATEL: If the township doesn't have
any problem, we'll definitely incorporate.

3 MR. SACHS: Also, didn't the new
stormwater regulations sort of recommend that that
-- there be something along those --

4 MR. LAMBERT: That was my second
question.

5 MR. SACHS: Okay. Thank you. Go ahead.

6 MR. LAMBERT: So my only other question
for this witness, in the report, the CME report on
page 9, we requested a little bit of testimony
7 regarding how this project might address the green
infrastructure standards in accordance with the most
8 current stormwater management rules for DEP.

9 MR. PAPE: If I may before the witness
testifies, this is an application that predates the
change of the state standards.

10 MR. PATEL: Yeah.

11 MR. PAPE: So we -- those are not
applicable, but having said that, certainly, having
green elements as part of the stormwater management
is beneficial. The point -- I think a good time to
12 point out that recently the DEP of its own volition
went in and cleaned out the stream. On their own
13 permit and their own volition, they just did a major
stream corridor cleaning.

14 But if you could just indicate what
15 green elements are part of the stormwater
management.

16 MR. PATEL: Well, first of all, for this
building, we have provided dry wells, which will
17 provide the infiltration for the groundwater
recharge purposes. That will provide the green
18 element. As far as the regular stormwater
detention, underground system, which no system is
19 existing as of now, we are providing to detain the
-- through the underground system, and to make the
20 water quality for required underground system, we
are providing water quality structures, which will
21 treat the water before entering into the underground
system. So water quality is provided through the
22 state tested and approved water quality structures,
and we are meeting that (inaudible) for the quantity
23 by retaining into underground system and discharging
in a controlled manner to the county structure which
24 exists on site.

25 MR. LAMBERT: Just to be clear, I think
I heard you say the downspouts will discharge below
grade?

1 MR. PATEL: Correct.

MR. PAPE: The dry wells.

2 MR. PATEL: Into the dry wells, correct.

3 THE CHAIRMAN: Any other staff
questions?

4 MS. APTE: Chairman. Mr. Patel, if you
could clarify, are you providing the three electric
vehicle charging station spaces?

5 MR. PATEL: Yes, ma'am.

6 MS. APTE: Thank you. Regarding the
refuse and storage area, I know our memo did have
some comments. If you could just talk a little bit
7 about that because I believe one of the things we
observed is the way the refuse and storage area is
8 placed, it may be blocking two of the parking
spaces. If you could clarify for the board maybe
9 the timings of the refuse area would be different or
how that circulation would work.

10 MR. PAPE: We plan -- with permission,
Mr. Kennel, we did plan him speaking directly to
11 that point. With your permission, if we could hold
that to Mr. Kennel. Thank you.

12 MS. APTE: And okay, so another
technical thing. In your opinion, is that refuse
13 area sufficient for the type of uses on the
property?

14 MR. PATEL: That is correct.

15 MS. APTE: Okay. And a technical
question was that the details should match in terms
of --

16 MR. PATEL: The size.

MS. APTE: Okay.

17 MR. PATEL: Yes, we will make sure that
detail is revised to match the size shown on the
18 plan.

MS. APTE: I think -- thank you.

19 THE CHAIRMAN: Okay. Thank you. Yes,
Lou.

20 MR. PLOSKONKA: Mr. Chairman, Mr.
Criscuolo brought up a comment earlier about the
21 water feature and a concern with safety. I'm not
sure, Mr. Pape, is this the witness that will speak
22 to the water feature?

23 MR. PAPE: It's a question that caught
me off guard and struck home. I'm going to ask --
after we have the third witness, the architect, I'm
24 going to ask for a very brief recess to review that
and a couple of other matters with our client before
25 we continue.

MR. PLOSKONKA: Thank you.

1 MR. PAPE: Surely.

2 THE CHAIRMAN: Thank you. Any other
staff questions? Yes, Keith.

3 MR. KIPP: Mr. Patel, on the southern
driveway, the entrance, there is existing guide rail
4 off the Saw Mill Brook bridge over on Ryders Lane,
and that currently ends pretty close to the driveway
5 right now. I did notice there's some grading going
on there. Have you looked at that guide rail and
6 made sure the end treatment is appropriate for an
NJDOT and that that grading doesn't impact that
guide rail?

7 MR. PATEL: Well, since this is a county
right-of-way, we have submitted our plans to the
8 county. County had looked at the access drive
entrance driveway. They have provided minor
9 comments about this sidewalk radius, which we have
revised, but they have not made any comment
10 regarding the guide rail, so we have not made any
determination whether it needs end treatment to be
11 revised, upgraded, or anything else.

12 MR. PAPE: If I may, Mr. Kipp, as we
have on other matters, if there is a specific
concern of the township's staff about the guide rail
13 and you wished us to bring that concern to the
county's attention, either from correspondence from
14 you or to set up a meeting for that to be brought to
their attention, we'd be pleased to do that.

15 MR. KIPP: Thank you.

16 THE CHAIRMAN: Any other staff questions
for this witness? Board questions? Mayor Cohen.

17 MAYOR COHEN: I was wondering if you
would give any consideration to or if the board
would make it actually a requirement that there be a
18 green roof on this structure. It's actually
environmentally much more sustainable. It
19 significantly helps with accommodating the
stormwater problem, and it would be significantly
20 more appealing looking to residents that are living
around that area and would have to look at the top
21 of that structure.

22 MR. PAPE: Mayor, may I ask for a more
complete description of what green roof means to --
in this context.

23 MAYOR COHEN: Sure.

24 MR. PAPE: Growing?

25 MAYOR COHEN: So that it provides
opportunity for drainage that's contained within the
building instead of having to be drawn off of the
property. It's actually quite common in Europe

1 right now, and it's something the town's actually
2 considering as possible ordinance and for adoption
to our own public structures.

3 MR. PAPE: I'm going to use that 10 --
4 minute or 15-minute recess after the third witness
to put that in there, too.

5 MAYOR COHEN: You can have 15.

6 MR. PAPE: Thank you.

7 THE CHAIRMAN: Thank you, Mayor. Any
8 other -- yes, Mr. Bravman.

9 MR. BRAVMAN: When you talk about
10 drainage and stormwater --

11 MR. LALWANI: Yes.

12 MR. BRAVMAN: -- can you provide
13 testimony as to the I'll say drainage and then the
14 stormwater of the parking area or the ingress and
15 egress area. I know you talked about the leaders,
16 the downspouts.

17 MR. LALWANI: Yes.

18 MR. BRAVMAN: Where is the water flow
19 going? Where is it being directed? Where is it
20 being captured?

21 MR. LALWANI: Okay, so mostly on site
22 along the back building roof is captured through the
23 roof leaders and coming into the dry wells, which is
24 within this green area. It captures into the dry
25 well, and when it dries up, the outfall goes into
the underground system through the inlet provided
along the curblin over here, and it goes --

MR. BRAVMAN: The inlet -- you're
pointing to the -- where is there an inlet in the
drive area?

MR. LALWANI: It's not shown on this
particular drawing, but it is right where the tree
is shown here. There's a curblin there.

MR. BRAVMAN: Okay.

MR. LALWANI: There are more inlets
provided. One is at this southwest corner at the
parking lot. The first space there are couple of
type 2 EE inlet is provided right at this entrance
curb return, and there's also one at the exist --
curblin is also provided. Couple of more inlets
are provided along the middle of this parking lot as
well as near the handicapped area. So there are
throughout this parking lot spaced. They are
captured and brought into the center of this parking
lot into the underground system.

MR. BRAVMAN: So within the parking lot,
there are inlets.

MR. LALWANI: Correct.

1 MR. BRAVMAN: Okay. What is the snow
2 removal plan that is going to be in place to remove
3 the snow to make sure nothing is stockpiled on the
4 inlets, and where is all the snow going to go? And
5 it may not be you. Mr. Pape, we may need that from
6 another witness, but I think we need to hear because
7 if there are these inlets that are capturing runoff --

8 MR. LALWANI: Correct.

9 MR. BRAVMAN: -- on the drive area or
10 the parking area, we get snow like we had this past
11 year, it's got to be put somewhere or it's going to
12 be -- I don't know if we're going to allow it to be
13 removed off site, if that's something that can be
14 done, but it cannot be stockpiled because not only
15 will you be losing parking spots, which I believe
16 we're already asking a variance for, but you can't
17 cover the inlets.

18 MR. LALWANI: Right.

19 MR. SACHS: Mr. Pape, as you may -- I'm
20 sure you're familiar, this board has required some
21 type of snow removal plan to be reviewed, so you may
22 want to -- you may want to have something prepared
23 for review by our staff.

24 MR. PAPE: Yeah, will do.

25 MR. BRAVMAN: Thank you.

MR. PAPE: Snow -- so snow removal --
snow removal, snow stockpiling, with emphasis on not
losing parking spaces and not compromising the
stormwater system.

MR. SACHS: Correct.

MR. BRAVMAN: I think the important
thing, Mr. Pape, obviously, is -- well, drainage is
very important, but when we talk about it, you
really -- when I look at a site like this and I say
where are you going to stockpile because you cannot
stockpile in parking, because we're already
addressing the parking volume, and then you cannot
stockpile on any of the inlets that the engineer has
now provided testimony that are in the parking area.
So it's really going to be I think something that
someone is going to need to review professionally
and determine what's going to happen with the snow
so it doesn't impact the site.

MR. PAPE: We've been there before.

MR. BRAVMAN: Yeah.

THE CHAIRMAN: Thank you, Mr. Bravman.
Any further questions, Mr. Bravman?

MR. BRAVMAN: No, thank you.

THE CHAIRMAN: Any other board
questions. Yes, Mr. Philips.

1 MR. PHILIPS: I don't believe this
2 witness, Ken, is the person who is to be able to
3 answer this. Your first witness got up and talked
4 about the intent and the purpose of the site, but
5 weddings, parties, et cetera, which may have a
6 larger volume of people coming to the site.
7 Clearly, overflow parking is impossible at that
8 place, and if it comes in conjunction with a daycare
9 center and some other things going on, I think it's
10 important for us to have some testimony as to are
11 there going to be parties, how do they plan to
12 handle that, because obviously, there's a definite
13 limit to how many cars can go onto this location.

14 MR. PAPE: Although I know the answer,
15 it's not for me to state, but I can tell you one
16 very important element, and that is that Wilkin &
17 Guttenplan's very large office building and very
18 large parking lot has been made available to our
19 clients historically, and there's correspondence
20 from Mr. Ed Guttenplan stating that when we're not
21 here you are welcome to our parking facilities.
22 I'll develop it with testimony, but our intention is
23 to have very, very limited special events -- they
24 could be counted on one hand -- on an annual basis,
25 and our intention was to stipulate that no special
event would ever occur without a special event
permit, and that special event permit would always
include the provision for off-site overflow parking
and a method of transportation, but that will come a
little bit later.

16 MR. PHILIPS: It would be helpful to
17 have that clarified. Thank you, Mr. Pape.

18 THE CHAIRMAN: That was a very good I'm
19 not the guy to answer it answer.

20 Any other board questions for this
21 witness? Yes. I'm sorry. Mr. Criscuolo.

22 MR. CRISCUOLO: While we're on parking
23 and Rachel brought up the gates and the parsonage
24 house and access and everything, you know, getting
25 more and more concerned with people parking on
Corona and Perry, and naturally, as my good friend
Larry here brought up, you know, the snow, because I
can see if it's left in the parking lot, where are
these people going to park, even if those commercial
sites are (inaudible) so I'm concerned, and I --
we've had other applicants before this board where
they just -- places where we discussed, you know,
how this is going to handle and how you're going to
prevent from the neighborhood being flooded with
cars or even six or seven or eight cars going to the

1 parsonage house. Who is planning -- we didn't have
2 any testimony on who is living there, but I think
3 Mr. Kipp brought it up, you know, some concerns
4 about people parking there. I would be more
5 concerned, too, with the snow event getting curb to
6 curb snow plowing and so on. So I'd ask our
7 professionals to think about that, as well, in your
8 reports.

9 THE CHAIRMAN: Yes, Mr. Bravman.

10 MR. BRAVMAN: And I -- Mr. Pape, you
11 take copious notes always so let me throw this out
12 there while you're doing it because you actually
13 mentioned it. If you're talking about parking at --
14 and forgive me, I don't remember the name -- the
15 commercial site on Tices and Ryders.

16 MR. PAPE: Wilkin & Guttenplan, 1200.

17 MR. BRAVMAN: What's -- I don't -- I'm
18 trying to picture. I don't remember. Is there a
19 complete sidewalk down Ryders from there that --
20 because we don't want the pedestrians, anyone
21 walking on Ryders, so I just don't remember if
22 it's --

23 THE CHAIRMAN: And sidewalks.

24 MR. KIPP: There is sidewalk crossing
25 Dellwood Court.

MR. BRAVMAN: There is a sidewalk. So
if there was some arrangement that was eventually
made and approved with a special permit,
pedestrian -- because I know you mentioned there
would be some type of transportation, but we need to
know that pedestrians that are going to walk are
walking safely, and I don't know what condition
those sidewalks are in, which may become an issue
for the homeowners, but we need to make sure the
access is pedestrian friendly.

MR. CRISCUOLO: Mr. Chairman, also --

THE CHAIRMAN: Yes, Mr. Criscuolo.

MR. CRISCUOLO: -- I've seen in other
towns where they have these arrangements for parking
from professional buildings and the building gets
sold and that arrangement goes away. So I also have
concerns about that and once again concerns about
the parking in the development for these -- for the
residents that live here.

MR. PAPE: We anticipated a concern such
as that, which is why we would -- we're offering as
a condition that any special event would require a
permit from the township, and part of that permit,
one of the conditions would be the demonstration of
off-site parking and a method of connecting to it,

1 so that if that's not in place, there's no permit
2 for a special event.

3 MR. PHILIPS: Qualify special event.

4 MR. PAPE: I'll go through it. It's
5 primarily for spiritual observances that would take
6 place at the site. The weddings and parties are not
7 something that occurs.

8 MR. SACHS: Mr. Pape, is one of your
9 witnesses this evening going to talk specifically
10 about the operations?

11 MR. PAPE: We have operations testimony.

12 MR. SACHS: I think that's important
13 because I think the board wants to hear that, and I
14 think that will tie everything in together.

15 THE CHAIRMAN: Any other board questions
16 for this witness? Okay. Yes, yes, Mr. Heppel.

17 MR. HEPPEL: Parking, I think a number
18 of notes on that. You know, the goal is always to
19 make things work out well for everybody, okay. The
20 applicant wants to be successful, have everything go
21 well. Hopefully, they want to be good neighbors.
22 You know, we care very much about the neighborhood
23 and that we treat the residents right and try to do
24 whatever we can to, you know, accommodate their
25 concerns and their needs, and, you know, do well for
everybody, and, you know, when I look at everything
and I saw that a few examples here, say the nursery
school daycare, you know, there's a reference, and
it's on page 5, you know, one employee plus one per
classroom, and the number comes out to eight, yet in
another report that was given to us, I believe to do
with the traffic study, it referred to 15 employees
there instead of four. When, you know, I consider
-- and I don't know what will happen with the third
floor of that building that was going to be a
two-story building, and I see on I believe it's page
15 -- hold on one second -- when there's a mention
of -- and I know it says there's a possibility at
the site, but I've been here a long time so I know
this is here because there is intention at some
point or very extremely likelihood there will be
these events at the location, okay and it says it
could hold a special event, such as but not limited
to weddings, funerals, holiday parties, retreats,
conferences, et cetera. Now, I know that the
justification for the 72 spaces for the place of
assembly is based on three people coming at once,
and I certainly can see that, but if you do hold a
wedding or were to try to hold a wedding, that's not
going to work. I don't believe -- I've been to a

1 lot of weddings, my daughters had weddings, that the
2 average car is going to have three-family members.
3 You know, a lot of times folks can only afford to
4 have one person come. I don't see how you would be
5 able to make this, an event like that, work here,
6 okay. The numbers with the limited number of
7 parking to me would seem to preclude it, and the
8 problems that you would have trying to do it, you
9 know, there's got to be something more that I don't
10 see. I guess that's kind of my point, okay. You
11 intend to do -- you intend to do these things at
12 some point, and there's nothing wrong with that,
13 except I don't see where you're going to have the
14 ability to do it with such limited parking.

15 MR. PAPE: Mr. Heppel, I owe you a very
16 solid answer to that inquiry, and I owe it to you
17 promptly. What you read from, that language there
18 is the possibility of hosting special events and
19 then conjecture on the part of the author from CME,
20 weddings, funerals, holiday parties, retreats, and
21 conferences. These are words that don't appear
anywhere in the applicant's materials.

22 MR. HEPPEL: Okay.

23 MR. PAPE: This is conjecture on the
24 part of author. I think that although it's one
25 witness earlier, I think that a very brief --
perhaps, Mayor, the 15 minutes offered for to meet
with my clients just -- I'd like to make some very
clear statements on those operations, a little out
of sequence from what we had planned. I think that
the nature of the concerns warrant that break. So
with permission.

26 THE CHAIRMAN: I think that's great.
27 Let's just get all the board questions. If they're
28 of a similar nature, that would be great, and then
29 we'll do a break, which works better for the
30 chairman anyway. I'm not sure I could last another
31 witness without a stop. I'm getting older.

32 Any other staff member -- board members
33 have any questions? Okay, then we're in recess for
34 about 15 minutes.

(Board recess)

35 THE CHAIRMAN: Thank you for keeping
that close to 15 minutes, everyone. Just, you know,
I really want -- the whole board really wants to
hear from the members of the public tonight. We're
anxious to hear your comments and your feelings. So
what we spoke to Mr. Pape about, and he and his
applicant have agreed for this evening to put on the
gentleman who spoke before and talk about the

1 operations of the center. At that time, the
2 applicant will rest and hold other witnesses until a
3 future meeting, and then we'll open it up to members
4 of the public, because like I said, it is important
5 that we hear from you this evening, and I know
6 you've been patiently sitting for -- since 7:30.

7 So having said that, Mr. Pape --

8 MR. PAPE: Sure.

9 THE CHAIRMAN: -- you please call up
10 your next witness.

11 MR. PAPE: So that procedure is fine,
12 and, Mr. Chair, board members, it's my intention to
13 use just 5 more minutes and then -- so that the
14 public has its reasonable opportunity. I'm going to
15 give a thumbnail overview of operations. We'll be
16 prepared during the testimony of the architect and
17 traffic to go into the more detail that we had
18 planned, but I think that it's -- we should provide
19 some overview. We'll do it succinctly.

20 Mr. Lalwani, if you would join me again.

21 THE CHAIRMAN: And I just remind you
22 that you're still under oath.

23 MR. LALWANI: Yes, sir, thank you.

24 MR. PAPE: And I think the most
25 efficient way for us to present this to you is for
me to provide questions that can be answered in a
succinct manner.

THE CHAIRMAN: Great.

MR. PAPE: Mr. Lalwani has been one of
the gentlemen who I have worked with for the last
year on this as we developed this plan, and the
facility that is proposed has three separate
activities, the yoga activity, the daycare, and the
worship activity.

MR. LALWANI: Yes.

MR. PAPE: And if we could just place on
the record there'll never be more than one activity
taking place at the site.

MR. LALWANI: The worship activity
usually takes place on --

THE CHAIRMAN: I'm sorry, could you
speak a little louder.

MR. LALWANI: The worship activity
usually takes place on Saturdays at a fixed time,
11:450 until about 1, maybe 1:30 if there's a
slightly longer event. There's also -- that usually
has anywhere from 60 to 80 to maybe a hundred people
that attend. At least that's been the history so
far. Also, on weekday evenings, I believe it's
6:30, we have 10, 15 people that come in for an

1 evening after-work worship, very small.

2 The children's facility, the children's
3 activity will be on weekdays, Monday through Friday,
4 daytime, when there is the need for daycare, and
5 that's for the kindergarten that I spoke about
6 earlier, so totally different timing.

7 And yoga, yoga can happen on a weekday
8 or a weekend, but it will never conflict with any of
9 the other two, and therefore, all three activities
10 are separate, will happen separately, and therefore
11 has consequences to parking and other issues.

12 MR. PAPE: Thank you. Some numbers.
13 You just shared some important numbers. When the
14 congregation -- when the members are there for
15 worship, you've indicated historically you're
16 experiencing 60, 80, at times there's a hundred
17 people that are there. You anticipate a similar --
18 a similar level of use in the future?

19 MR. LALWANI: We hope it will be higher
20 because we want to get more of the community
21 involved. The parking provides I believe for 150 up
22 to a maximum of 200, but we are nowhere close to
23 that now, although the provision is there that if we
24 should get to that, the parking will take care of
25 it. The occupancy is based on that. And then yoga
and the children's -- the children's facility is, I
don't know, maybe 10 kids or 15 kids. It's small.
It's small.

MR. PAPE: And we anticipated --
initially when we were working on the facility, we
anticipated that approximately four employees, and
as we talked about it, we indicated we felt
internally that a greater number of employees should
be shown just so that parking for them could be
identified, and I believe that the maximum number of
employees at the daycare center was anticipated to
be in the 8 to 10 range.

MR. LALWANI: Eight to 10 range, and
that's again maximum. If you have 15 kids, you're
not going to need 8 to 10, but that's what I'm
looking at.

MR. PAPE: And yoga, what's a yoga class
and how many instructors or employees?

MR. LALWANI: We do yoga at our Closter
center, and that's on Sundays before the worship.
It's at 9 o'clock, from 9 to 10:30. And sometime we
get 15 people and sometimes we get 30 people, and
the reason we get even that many is because we don't
charge for it. Today yoga classes are held at
charges. We do it again as a service to the

1 community. It's paid for internally from our funds.
2 We don't charge for it. And so we get 30 people,
and they're thrilled to be there.

3 MR. PAPE: And instructors, I think one
or two?

4 MR. LALWANI: Two, one or two
instructors.

5 MR. PAPE: So that gives you a sense of
the demand that would be created by the operation on
the parking.

6 THE CHAIRMAN: I just have one quick
question, Mr. Pape.

7 MR. PAPE: Sure.

8 THE CHAIRMAN: When you talk about the
daycare center, I assume this daycare center, like
others, are regulated by the state?

9 MR. PAPE: Of course.

10 THE CHAIRMAN: The Department of
Community Affairs -- Development?

11 MR. PAPE: It's --

MR. SACHS: DCA.

12 THE CHAIRMAN: DCA, Department of
Community Affairs. So then the -- you say there are
only maybe 10 children. Is the facility because of
13 what it offers, is there a maximum allowed?

14 MR. PAPE: My experience is it's DYFS,
D-Y-F-S, that actually identifies a number and says
legally this is the maximum number you are allowed
15 in the building.

16 MR. SACHS: Yeah, what happens is the
occupancy of a daycare facility or preschool is
gauged by the square footage of classrooms and
17 facilities. So what happens is, first of all, it
has to be a licensed facility, and I'm assuming --
18 is your facility licensed now?

19 MR. LALWANI: It's not licensed for
daycare today --

20 MR. SACHS: Okay.

21 MR. LALWANI: -- but we expect to apply
for the license and go through the process
concurrent with the construction.

22 MR. SACHS: All right, so what will
happen is the State of New Jersey will come out and
inspect the facility. They actually measure the
23 rooms to confirm the square footage. So, you know,
it's driven by how much space you have. So let's --
24 Shawn, can I follow up on this?

25 THE CHAIRMAN: Yeah, sure, we want to
know the maximum children.

MR. SACHS: So let's first focus on the

1 daycare. So what is the intention of the daycare
2 facility that you're going to have there? What
would be the age group that will be attending the
daycare.

3 MR. LALWANI: Kindergarten, so primarily
3 years, 4 years, 6 years, 7 years, in that --

4 MR. SACHS: Let's -- yeah, let's focus
in on this because if it's -- is it going to be a
5 preschool, or is it going to be a private school?

6 MR. LALWANI: Preschool.

7 MR. SACHS: It's going to be a
preschool.

8 MR. LALWANI: We don't expect it to be a
private school, no.

9 MR. SACHS: It's going to be a
preschool.

10 MR. LALWANI: Correct.

11 MR. SACHS: So that would be ages 2
through kindergarten. You're not going to be --
you're not going to be catering to children once
they're past kindergarten, right? Then they're
going to be --

12 MR. LALWANI: We do not expect to go
past --

13 MR. SACHS: So you're going to limit it
to preschool.

14 MR. LALWANI: That's the current
expectation.

15 MR. SACHS: Okay, fine. All right. In
terms of the worship, just give the board the sense
16 of what type of other festivals you have or special
holidays or high holidays that you celebrate in
17 addition to the weekday/Saturday worship service.

18 MR. LALWANI: There are three or four or
five big festivals in the year. Diwali is the most
common that all of you may have heard of. That's
19 the Indian New Year. Then there is -- in the spring
there's Holi, which is the festival of colors, and
20 then there are a few religious, the birthday of our
founders, November 25 and August 2. Those birthdays
21 are celebrated with much fanfare. And we celebrate
Christmas with a lot of fanfare, so that will be
22 right around December 25. And maybe a couple of
others that I can't recollect.

23 MR. SACHS: All right.

24 THE CHAIRMAN: Well, my birthday happens
to be December 22, so if you'd like to roll them
together, I would be okay with that.

25 MR. SACHS: And what kind of attendance
do you get or what type of attendance -- obviously,

1 you're an operation now, so what type of attendance
2 do you presently have for these festivals, and what
would you anticipate with the building expansion?

3 MR. LALWANI: I think we've seen
4 attendance go up to 150, 170 on some of these bigger
5 occasions. May have touched 200 when our -- when
6 the other J.P. Vaswani had come to the center and he
7 gave a talk, and at that time, Ed Guttenplan next
door helped us with his parking, and yes, sir, there
is a -- there's a very good sidewalk that connects
that parking lot to our parking lot, and we had
shuttle service as well as people walking from that
parking lot.

8 MR. PAPE: Right. Do you anticipate
9 with the expansion that your festival attendance
10 would increase?

11 MR. LALWANI: Increase somewhat, but I
12 don't -- it would be hard to tell what it would
13 be -- what would be -- what it would be 10 years
14 from today, but we don't expect it to be -- to
15 increase significantly.

16 MR. SACHS: Okay.

17 MR. LALWANI: We just want the bigger
18 facilities to do more.

19 MR. SACHS: I understand. All right,
20 and my last question -- and I don't think you
21 touched on it -- focuses on the parsonage. Now, do
22 you have dedicated clergy with the house of worship?

23 MR. LALWANI: We have volunteers. We do
24 not have dedicated clergy.

25 MR. SACHS: Okay, so who is going to
reside in the parsonage?

MR. LALWANI: If we have visiting
spiritual leaders or people who are -- who are able
to talk on subjects that I mentioned, philosophy and
other things, or we have visitors from other
congregations -- there are 150 centers around the
world, Sadhu Vaswani centers. If we have visitors
from those centers that come, they could potentially
use that home to -- we could accommodate them there
while they are attending services.

MR. SACHS: All right, so your
day-to-day volunteers then would not be residing in
that parsonage.

MR. LALWANI: No.

MR. SACHS: Okay.

MR. PAPE: And it would not be rented.

MR. LALWANI: They all local volunteers.
They have their own homes.

MR. SACHS: So that parsonage then would

1 be utilized by visiting -- visiting prominent
2 members of the religion, scholars in residence,
would that be an apt description?

3 MR. LALWANI: I think that's accurate.
4 What I would not preempt and if it's not an issue,
5 what I would not preempt sometime in the future that
6 there is a caretaker of the facility and we say,
7 yes, you can take one room and stay there while
you're taking care of the property. We do not
imagine that. We do not have -- we have no plans
for that, but since you're asking me that question,
it occurs to me that that's a potential in the
future.

8 MR. SACHS: Well, the only reason I
9 asked the question is because at least in the Land
10 Use Law we have to be cognizant of what the
11 definition of a parsonage is, so that's something we
12 may have to discuss in the future.

13 MR. LALWANI: Again, we would only do it
14 if allowed by local regulations.

15 MR. SACHS: All right, and I'm assuming
16 you would agree that that house on Perry Road that's
17 been referred to as a parsonage would not be rented
18 out to anybody?

19 MR. LALWANI: We have absolutely no
20 intention of renting it out. We need the use of it.

21 MR. SACHS: All right, would not be
22 utilized as an Airbnb or a Vrbo? I'm serious.

23 MR. LALWANI: Absolutely.

24 MR. SACHS: Okay. All right.

25 MR. LALWANI: We have a very, very
sacred garden at the back of that -- of that home.
It's -- it will be very sacred to us so that's the
last use we would have.

MR. SACHS: Thank you.

THE CHAIRMAN: Thank you. Why don't we
open it up to the public now.

MR. PAPE: There may be more from
Mr. Lalwani as we work on the rest of the testimony,
but I think we'll follow your lead.

MR. LALWANI: I think we wanted to
answer a couple of your questions from earlier,
which is why we took the break.

THE CHAIRMAN: Okay, sure.

MR. LALWANI: There was a question on
the swimming pool --

THE CHAIRMAN: Yes.

MR. LALWANI: -- that currently exists
behind 8 Perry. We have no use for a pool. The
only reason we thought of a water body is because

1 the pool is already there, and we said let's make it
2 a fountain or something, and so if there's any
3 concern about it being a pool or people swimming or
4 chance of someone getting drowned, we conferred and
5 we said we're going to fill that up to a level where
6 none of that concern exists. At the same time, have
7 the opportunity if it works with the meditation
8 garden design to have a water body there because a
9 water body in that kind of atmosphere just gives a
10 much more calming --

11 THE CHAIRMAN: Very calming.

12 MR. LALWANI: -- very calming feeling.

13 So that's one of the -- and then, Mr. Mayor, I love
14 you're idea about a green roof. I think it's
15 just -- it goes with our philosophy, with our
16 thinking. We think it's fantastic. There was some
17 of our members that brought up a concern about
18 potential -- how safe will it -- how waterproof will
19 it be. Is it possible that there will be leakage in
20 the roof from there. So what Mr. Pape and we all
21 decided is that we will have a professional look at
22 it and study and make sure that none of those
23 concerns are valid and try to work it into our cost
24 structure. We would very much like to do if it's
25 feasible. It's the way of the future. It's
sustainability. That's what this world is all about
today, and so it's fantastic.

MAYOR COHEN: Great. Thank you.

MR. LALWANI: There was one more thing.

MR. PAPE: There's a couple more, Mr.

Lalwani. I think that we should surrender this time
to the public.

MR. LALWANI: Sure.

MR. PAPE: So thank you so much.

MR. LALWANI: Thank you.

MR. PAPE: There will be more.

MR. LALWANI: Sure.

THE CHAIRMAN: Do any member of the
public wishing to speak -- just please raise your
hand and understand that you should come to the
podium where the mic should be back there.

MS. APTE: Mr. Chairman.

THE CHAIRMAN: Yes.

MS. APTE: If I do have questions for
this witness, we can ask later?

THE CHAIRMAN: Yes.

MS. APTE: Thank you.

THE CHAIRMAN: So as I recognize you,
please come to the podium. Before you begin to ask
your question or make your statement, please raise

1 your right hand because you need to be sworn before
2 you speak. Please try to limit your comments. I
3 don't have a time limit, but please try to limit
4 your comments, and if someone else has already asked
5 your question and you feel -- just, you know, you
6 don't need to ask it again.

7 So we'll start off with the blue shirt
8 please with your finger in the air. Please raise
9 your right hand. Do you swear to tell the truth,
10 the whole truth, so help you God?

11 MR. PROHASKA: I do.

12 THE CHAIRMAN: State your name, spell
13 your last name for the record. If you would care to
14 share where you live, and then feel free to make
15 your comment or ask your question.

16 MR. PROHASKA: Sure. Bernard Prohaska,
17 spelled P-r-o-h-a-s-k-a. I live on a corner of
18 Corona and Allwood Road. We have resided in
19 Lawrence Brook for 39 years, and we've lived in
20 harmony with our neighbors during this time. We've
21 never had an issue with any previous religious
22 congregation that has occupied the current site, nor
23 have we had any issues with the Vaswani temple until
24 now. It is regrettable that the Vaswani congregants
25 never contacted us to discuss their plans nor how it
would impact our neighborhood.

26 Tonight some of my fellow neighbors will
27 present very serious and disconcerting issues, of
28 which there are many. We recognize that Vaswani has
29 a legal right to build their temple in an R-3 zone,
30 but we believe not to the scale that they are
31 proposing; however, we also have a legal right and
32 responsibility to protect our health, our
33 investments, and peaceful existence as long-term tax
34 paying residents.

35 Let me be clear. This has absolutely
36 nothing to do with religious or ethnic intolerance
37 since our neighborhood is culturally diverse.
38 Rather, it has everything to do with the significant
39 impact this project will have on the aesthetics,
40 property values, traffic, potentially parking, noise
41 pollution, privacy, and well-being of Lawrence Brook
42 residents. We, too, believe in Sadhu Vaswani's
43 maxim, be happy and make others happy, and their
44 message of peace, harmony, to be fair, tolerant, and
45 to treat everyone well.

46 The mere thought of demolition,
47 construction, and long-term negative impact has
48 brought a great deal of angst and concern where
49 there is now a feeling of home and peace. For them

1 to proceed with this project on the scale proposed
2 would appear to be a contradiction to this maxim.

3 To this end, our hope is that a
4 compromise may be reached so that we may continue to
5 live in harmony. Thank you.

6 THE CHAIRMAN: Thank you. Anyone else
7 like to speak? Yes, the gentleman in the back.
8 Please raise your right hand. Do you swear to tell
9 the truth, the whole truth, so help you God?

10 MR. PECK: I do.

11 THE CHAIRMAN: State your name, spell
12 your last name, and if you care to share, tell us
13 where you live.

14 MR. PECK: My name is Jeff Peck. Last
15 name is P-e-c-k. I live in East Brunswick for
16 51 years, 6 years at 171A Taylor Avenue apartments
17 and 45 years on my present address at 4 Corona Road.

18 My wife and I taught for 40 years in
19 East Brunswick. I love my back yard, where I spent
20 many years plantings trees and cultivating my many
21 gardens. The yard was a place of peace and
22 relaxation for my late wife. The back yard was also
23 where I gave my son the gift of appreciating the
24 love of nature, science, and the environment. My
25 back yard is essential to my emotional, physical
well-being. The peace and tranquility of my yard
was very helpful during the year of COVID and many
personal health crises.

I'm going to speak specifically on
practical issues. Unfortunately, having to respond
after listening to all the expert witnesses, who
were very impressive, some of this has to change,
and I don't want to talk about things that have
already been answered, so I'll speak specifically
about what's happened in the last few years.

I have never had a problem with the
Christian Science Reading Room, the Korean church.
I live right next to all these properties, okay.
I'm very easy to get along with. I don't have
problems with people, okay.

So what's happened is I noticed in the
last 3 years that -- I live one block in from the
gas station. For me to get out of my driveway, I
can't turn around, and even the gas station owner --
we understood that -- I made him understand you
can't park 20 feet from my driveway. It's such a
blind spot. It's really just waiting for a tragedy
to happen. He completely understood, and he parked
his cars no further than what I could see. Then I
saw there were large congregations three or four

1 times a year. The members would come to the temple,
2 and I would just very nicely ask and explain to
3 them, you don't understand, they were parking right
4 next because there was no place for them. I felt
5 bad for them. On the other hand, I had to make them
6 understand that I'm by myself, I have all kinds of
7 health problems, I can't have an accident. So I
8 said look, come and look where I am. You can't see
9 the cars coming, okay. You have to give me 20 feet.
10 I did something I didn't want to do. I asked for
11 over the last three years several times, please tell
12 your people to not park here. I put cones out. I
13 did everything I could, and I finally a couple
14 months ago, I said, I can't do this anymore, okay.
15 I called the police and I said to the police, I
16 said, look, I don't want to file a complaint.
17 That's not me. Is there any way that you can talk
18 to these people. She said you can't do it that way.
19 You have to file a formal complaint. I said I
20 really don't want to do that. So they came down. I
21 explained it to them. They said you have every
22 right. There's a state law that says you cannot
23 park within a certain amount. You're blocking the
24 view. It's just common sense. So they said we'll
25 talk to the people. They said -- came back and said
it's a misunderstanding, and then we let it go
there.

So basically what I'm saying is -- and
they may have answered this. I mean, I listened to
the testimony. It was very impressed by the
philosophy. I was really moved. I actually did
research into this Vaswani, the center and all the
beliefs. I actually did that because that's the
kind of person I am. I want to know who I'm talking
to. And so specifically, I listened to the people
talk about -- you know, I'm on 4 Corona Road. If I
were to sit in my back yard and look up at the
height of the construction with lights on, you would
have to plant evergreen trees that would be about 25
to 30 feet height to provide privacy.

So now I'm going to talk about the
traffic, and the traffic is partially the parking
problem which may be taken into conditions. We
don't know. I'm by myself. We have to take care of
ourselves. I don't have lawyers. I don't have
engineers. I only have myself. So I'm concerned
with the increase in traffic leading to a heightened
list of accidents from people turning off Ryders
Lane onto Corona or turning from Perry Road onto
Corona. The section of road my neighbors and I live

1 on has very bad blind spots coming on driveways, and
2 cars parked so close to driveway entrances creates a
dangerous situation.

3 So I'm going to stop here because my
4 colleagues, neighbors, and I, who I really love --
5 we support other -- I want them to speak to other
6 issues. We have this planned out so that we don't
7 repeat the same things and take up too much time.
8 So I appreciate -- I appreciate your service on the
9 planning board.

10 THE CHAIRMAN: Thank you, sir, and I
11 would just take one exception to what you said.
12 Clearly you're not alone. You have great neighbors,
13 and aren't we lucky to live in a great town like
14 East Brunswick. So thank you.

15 Yes, the gentleman who raised his hand.
16 MR. BURNS: There's no way to fix this
17 feedback, huh?

18 THE CHAIRMAN: I was just going to ask.
19 Is there any way to --

20 MR. BURNS: Felt like you guys were
21 tormenting us on purpose.

22 MR. PAPE: We're tormenting ourselves.

23 THE CHAIRMAN: Sounds pretty good now.

24 MR. BURNS: It does.

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

MR. BURNS: I do.

THE CHAIRMAN: State your name, spell
your last name.

MR. BURNS: My name is Kevin Burns. My
last name is B-u-r-n-s, like third degree.
Chairman --

THE CHAIRMAN: Yes.

MR. BURNS: -- planning board, staff,
mayor --

MR. PAPE: Address, please.

THE CHAIRMAN: Could you give -- if you --

MR. BURNS: Sure. Absolutely. That's
most crucial part. I'm at 18 Perry Road, so
approximately four houses down on that side at the
lowest level. As I was saying, Mayor Cohen, thank
you; Councilman Wendell, thank you; everybody else
that's here, thank you. Most importantly, my
neighbor and my new neighbors, right. I'm looking
forward to getting to know you more, right.

The speech that was given out today was
actually heartwarming. I initially planned on
bringing notes to go off of, but I said wanted to

1 come with an open mind, and I speak to you because
2 you guys aren't going anywhere, right, and neither
3 are we, right. So the goal here is to try and work
4 together, and I may say some things that seem
5 contentious, but I don't mean it in that way. My
6 goal and the fellow neighbors' goal here is to work
7 together, right, and what you don't realize yet is
8 you already forced a bond between us that we didn't
9 have prior to this. So you've already done a
10 positive, right, you really have, honestly, and it's
11 been amazing to get to know my neighbors so much
12 more than I used to, right.

13 So before I insult anybody, what I plan
14 on doing is giving you my name, address, phone
15 number, and my e-mail address so we can communicate
16 more in the future, and if I can be some sort of
17 liaison to that neighborhood specifically. We heard
18 all these wonderful things that you say your
19 organization represents, right, and I look forward
20 to participating and being a part of that honestly.
21 I'm part of three different organizations, myself,
22 and I know what it's like to be on the board of it,
23 dealing with public, dealing with contentious
24 atmospheres. I'm an Iraq war veteran. I work for
25 the county. My wife works in the county as a
26 teacher. So we know what it's like to work for the
27 government. We have a lot of experiences that I
28 think could help our neighborhood and our neighbors,
29 but I have to be honest. As you present this
30 beautiful sublime picture that your center is going
31 to be, you said you've been there since 2014, and we
32 haven't met yet. I'm very surprised and
33 disappointed in that. But we can change that after
34 tonight. So I look forward to moving in that
35 direction.

36 I went off cuff from what the neighbors
37 asked me to do because I want to make sure I keep
38 the peace here because there's -- I think you're
39 more than aware that's why there's so many people
40 here. There's some tension, right, and I don't want
41 there to be tension. I want there to be
42 progression, right, and that's the idea, and that's
43 what East Brunswick represents, right, progression,
44 right.

45 In our humble opinion, we don't want any
46 growth whatsoever, right. That's to us is going to
47 be a monstrosity, specifically the height of it,
48 right. So we're here to ask the planning board and
49 the staff to at the very least deny the variances,
50 deny the waivers, restrict them as much as possible,

1 and I mean no ill will when I ask that, but I
2 believe it is important that you hear me, my wife,
3 my two children, 7 and 3. We grew up in Carteret.
4 My parents didn't do well. I'm not going to speak
5 ill will of Carteret. My parents still live there.
6 My in-laws still live there. My brother still lives
7 there, my sister, whose birthday it is that I'm
8 missing right now, still lives there, but East
9 Brunswick represented something greater, something
10 better, specifically, education. As my wife is an
11 educator, a teacher, we knew we wanted to live in
12 East Brunswick, and we thought we'd never get the
13 opportunity to, and then 5 years ago, we had the
14 opportunity, but my concern moving forward with the
15 planning board and the staff and our new friends is
16 we heard a lot of generalities tonight, and we heard
17 when the staff and the planning board and the
18 engineer, will you answer these questions for them
19 later, sure. That doesn't give us comfort knowing
20 that we're not going to be a part of that, right.
21 So I have a major concern with my township at the
22 same time.

23 I live at the lowest point, and shortly
24 after I moved in, that brook, Saw Mill Brook,
25 flooded my property, and it was horrific with my
26 newborn, with my wife, hoping for something better,
27 and I said, well, I guess it was a freak accident,
28 and we moved forward, and less than a year later it
29 happens again. When I say flooding, it's not minor.
30 It is extreme. The fire department was called to
31 rescue us twice. And I know I'm not alone on Perry
32 Road in that aspect. I also know Dellwood Court has
33 that main issue, and if you're not aware of it, I
34 would be surprised, and I had reached out to the
35 township multiple times, specifically some people
36 sitting in this room, and they were not helpful
37 whatsoever, but if you do remember, just recently,
38 the county came out, and they did a phenomenal job,
39 a hell of a job, a project like any other, right.
40 They were out there for almost 3 months almost every
41 day, 8 a.m. to 4 p.m. God bless them. Their area
42 was only 50 feet, and they went beyond thankfully,
43 off of Ryders Lane. Saw Mill Brook extends all the
44 way up to Route 18. That stormwater management is
45 crucial, and that's why I'm here to speak. The only
46 reason the county did something is because one of
47 their county reps came out and heard my daughter ask
48 is this the man that's going to stop me from losing
49 all my toys that are in the garage or in the
50 basement. We had 3 feet of water in the basement

1 twice now. We had about a foot of water once. When
2 I reached out to the township to explain this
3 multiple times, I had the township business
4 administrator tell me, sorry, there's nothing we can
5 do. I had other representatives tell me that's a
6 county problem. It's not necessarily true. That
7 brook is part of your stormwater management coming
8 all the way from 18, and all that property except
9 for right off of Ryders Lane belongs to the
10 township.

11 My concern is as concerning of the lack
12 of help I received previously, that once you give
13 this okay for this structure to be risen and all
14 these generalities that weren't specifically
15 answered and won't be in front of us, who do we go
16 to when they don't hold to those requirements. Who
17 do we go to and say they've overstepped their
18 boundary or their structure has created a hardship.
19 Who do we go to? Because the township wasn't there
20 for me when I needed them. I e-mailed the mayor. I
21 e-mailed the council. I called and left a voice
22 message. The business administrator's assistant
23 said you knew what you were getting into when you
24 moved there. No, I'm sorry, I didn't, right. So
25 you can see two sides of me right now. I'm upset.
I'm emotional. But so is the rest of my
neighborhood, right. It's not just me though,
right. It's my daughter. It's my son. It's my
wife, right.

Our concern is once you open up
Pandora's Box, there's no going back.

So the other issue I almost forgot --
and I apologize and I'll wrap up quickly. I
appreciate it. I appreciate you the listening to
us. Sewage was another issue on two levels. My
property is adjacent to the sewage pump house.
Doesn't always smell good, but I got a good price on
the house, hence the flooding. There has been two
major breaks in the sewage, one that spilled
throughout my entire property, and when I reached
out to the township, I didn't get much help, either,
but there's already so much pressure on that that I
personally witnessed in under 5 years that adding
this is only going to be an issue, and I don't know
if the board and the staff and some of the other
people here are aware, and I don't know the exact
terminology, but I do know that, unfortunately, your
center was cited for illegally or improperly tapping
into the sewage system, and so that's concerning
already. Luckily, the county took action, and it

1 sounds like you guys are fixing that, but these are
2 things that have already happened, and there's
3 already things that need to be fixed moving forward,
4 and before we move forward, we should fix thing, and
5 before we open up Pandora's Box to where we can't
6 take it back, to where I think it's only going to be
7 pre-K and I think it's only going to be 80 or 60
8 now, these are very generalities that aren't
9 satisfying your constituents, your tax paying
10 neighbors.

11 And lastly, most importantly, I just
12 want all of you to do me a huge favor, seriously, in
13 all seriousness. In your own head right now, say
14 what street you live on, the address you live on.
15 Picture it. Picture the street you live on. Now
16 picture that as your neighbor. You wouldn't want
17 that, either. I want you to humanize the situation
18 right now and how serious it is.

19 So we're not going to stop it. You are
20 there. Welcome, brothers and sisters. I look
21 forward to being your friendly neighbor, but I ask
22 seriously to minimize as much as possible the growth
23 that they do have. Thank you for your time.

24 THE CHAIRMAN: Thank you. And thank you
25 for your service in Iraq.

Yes, all the way in the back. There you
go.

MS. WASZAJ: Good evening, Vanessa
Waszaj.

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

MS. WASZAJ: I do.

THE CHAIRMAN: Good.

MS. WASZAJ: So I have absolutely
nothing prepared. I came again with an open mind.
Vanessa Waszaj, W-a-s-z-a-j.

THE CHAIRMAN: And where do you live, if
you'd like to share.

MS. WASZAJ: Yes, 17 Allwood Road. I
probably -- I live the furthest away from most of
the other neighbors that are here tonight so I kind
of once you come off Ryders --

THE CHAIRMAN: I live on Myron so I know
right where Allwood is.

MS. WASZAJ: Okay. So I just -- I just
came up here to say quickly that I lived in
Princeton with my husband for many years. I work in
Princeton. And the reason that we chose to move to
East Brunswick was because of the ability for my

1 kids to walk to school, to ride their bikes on the
2 sidewalks, to meet their neighbors. I'm a little
3 bit concerned over the past year or so with the
4 amount of traffic that's been coming through our
5 neighborhood regardless of the site being opened or
6 closed. Because of COVID I don't know the status.
7 But as you know, you can't make really a left-hand
8 turn onto Ryders Lane except for by cutting through
9 our neighborhood, which is Allwood Road, okay.

10 So the situation that we're dealing with
11 now beyond a 1- or 200-person congregation attending
12 this center of worship is when people are coming in
13 and out, they have to come through our neighborhood
14 to get a left onto Ryders Lane, okay. So I just
15 have those concerns that I wanted to bring up.

16 The other -- the third concern outside
17 of traffic, outside of what that will do to our
18 community and the fact that we now have a precedent
19 of a three-story building that I cannot find
20 anywhere else on Ryders Lane, and I've gone up
21 several times. We have the Korean church here
22 across the street that is not in a residential
23 setting, and we have St. Barts, which backs up to a
24 school. So I think the precedent of having a
25 congregational type of environment, which may have
26 multiuse, which may be evening, morning, nights, and
27 weekends, three levels, which I can again see from
28 my house, which is one of the highest points in the
29 neighborhood. I just want everybody to consider
30 that and what that would look like to what is
31 supposed to be a charming neighborhood of East
32 Brunswick, a walkable neighborhood.

33 So I will probably speak up again with
34 more facts and figures and all of that the next
35 meeting, but just as something to think about.
36 Again, it's all about the precedent for me and where
37 this goes in the next couple of years.

38 THE CHAIRMAN: Good. Thank you.

39 MS. WASZAJ: Thank you.

40 THE CHAIRMAN: Yes, the gentleman who
41 has his hand up. Please raise your right hand to be
42 sworn. Do you swear to tell the truth, the whole
43 truth, so help you God?

44 MR. LIFSHEY: Yes, I do.

45 THE CHAIRMAN: State your name, spell
46 your last name, and share with us your address.

47 MR. LIFSHEY: My name is Arthur; last
48 name is Lifshey, L-i-f-s-h-e-y. I live at 3 Corona
49 Road. I've lived there with my wife for 47 years,
50 and I'm an engineer. I'm retired now, but I did a

1 lot of work with engineering drawings for, like, 50,
2 55 years, and very often it's difficult to
3 understand, especially for a layperson, to look at a
4 drawing and really understand what it is. So when I
5 was doing my work, I always made models because
6 models told me what it was. So let me just share
7 something with you, which I did for myself, and I
8 have to admit this is rather crude, but this is a
9 model of your Lawrence Brook house, okay. This is
10 -- admittedly, this is like a 1,500-square-foot
11 house, and this is what it looks like, and some are
12 -- I admit some are big or some may be 1 and a half
13 times the size. So what I did is I took out the
14 drawings that Crest made, and I started laying it
15 out, and I tried to see if I can, you know, find a
16 nice big piece of wood. This is what it is,
17 140 feet long, 75 feet wide. These models are
18 1 inch to 10 feet. So if you want to scale this, I
19 welcome, you know, anyone to look at this. It might
20 not be exact, but -- and if I was still working for
21 my former employer, I would have made a 3D model,
22 and I'm surprised that this firm did not make a 3D
23 model, but you can make a 3D model from CAD drawings
24 very easily. You just push a button and it comes
25 out all finished with, you know, using one of the
many 3D modeling systems.

14 So now, the person living in this house
15 is going to try and sell that house, and the person
16 buying it is going to see this across the street.
17 So maybe the house was worth \$400,000 so, well,
18 maybe I'll give you 250 for it. So what's happening
19 is this development is coming in to people that,
20 like myself, who have lived there for many years and
21 destroying much of our equity, and then I feel for
22 the people, the new residents that put all their
23 savings into their home, and now all of a sudden --
24 they might have taken a home equity loan or
25 something, and all of a sudden what happened. So if
you have 10 houses that all lose \$200,000, that's
\$2 million. So the center may be saving money by
getting inexpensive property, but it's at the cost
of homeowners. So isn't this important to the board
that we preserve some value and the equity we've
built up? So why do we want to put this not only on
Ryders Lane, but we want to put it in the middle
where these were two houses. Now, you look at these
two houses and look at this. You tell me that's
drastic. So I mean, can you make trees big enough
to cover 41 feet? I doubt it. You're going to see
this. You stand on -- today I went out and I stood

1 on the corner of Perry Road and Corona, and those
2 two houses, 4 and 6 Perry, they're actually visible
3 from Ryders Lane. When you look there, it's almost
4 like -- it's almost like (inaudible) on Corona.
5 When you look down, you see it there, and these are
6 visible, so this is what we are going to see. This
7 is what our neighborhood is going to look like.
8 This is what it's going to look like on the side.
9 This is what it's going to look like on the other
10 side. This is what it's going to look like on
11 Ryders Lane. So I can't understand this.

12 So I appeal to the board. Don't let
13 them do this. Don't let them destroy our
14 neighborhood. Sure, it might be legal, but they're
15 destroying our neighborhood by putting this -- I
16 call it a -- I won't call it a monstrosity, but it's
17 a huge, huge building, like an office building, and
18 replacing this.

19 So I have other suggestions, but my
20 suggestion would be that the center find one of the
21 many, many empty properties in East Brunswick and
22 build it properly. There's so many new developments
23 going on. Every day I pass by going to Lowe's and I
24 pass by this big development, you know, right off
25 Tices Lane. That will be a great place to put a
center. Plenty of parking. It's a residential
area, and it would be a great place to put this
center, but why stick this in the middle of a
residential block. Okay, that's all I have today.
Thank you.

16 THE CHAIRMAN: Thank you.

17 MR. SACHS: Sir, let me ask you -- sir,
18 sir, just a quick question. Do you want those to be
19 introduced as exhibits?

18 MR. LIFSHEY: This?

19 MR. SACHS: Yes.

20 MR. LIFSHEY: If I did that, I'd want --

21 MR. SACHS: No, no, no what I'm saying
22 is if you'd like that to be introduced as an
23 exhibit, we can mark it as an exhibit, and
24 certainly, it's for the board's consideration. I
25 give you that opportunity. It would have to stay
with us. You can't take it home.

23 MR. LIFSHEY: No, I can build another
24 one.

24 MR. SACHS: I'm sure you can.

25 MR. LIFSHEY: But I mean, I really
apologize for --

FROM THE FLOOR: Build another one.

MR. LIFSHEY: I'll build another one.

1 MR. SACHS: I just offer you that --
2 I'll tell you what. Let's mark those as O-1 and
3 O-2.

4 MR. LIFSHEY: You might want to put
5 down that 1 inch equals 10 feet.

6 MR. SACHS: That was your scale?

7 MR. LIFSHEY: Approximately. Thank you.

8 THE CHAIRMAN: Let me go over here. We
9 have someone coming up, sir.

10 MS. SICILIANO: Hi, my name --

11 THE CHAIRMAN: Please raise your right
12 hand and be sworn. Do you swear to tell the truth,
13 so help you God?

14 MS. SICILIANO: I do.

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

18 MS. SICILIANO: Marianne Siciliano.

19 THE CHAIRMAN: I'm sorry, a little
20 louder.

21 MS. SICILIANO: Marianne Siciliano,
22 S-i-c-i-l-i-a-n-o. I live on Dill Court. I'm a
23 neighbor to Vanessa. I live next door. We're right
24 off of Allwood. I've been there for 28 years. I
25 was coming up with the same concerns that she had
due to safety and traffic.

My question, I just have a question.
Are they going to be addressed in any way because we
didn't get to that. We got to landscaping and other
things, but we didn't get to any of the traffic
concerns and safety concerns.

THE CHAIRMAN: There will be a witness
that will give traffic.

MR. SACHS: Not this evening.

THE CHAIRMAN: Not this evening.

MS. SICILIANO: It will be a separate
meeting on that, or will there be notes on that or
something, because I know that the left-hand turn
off of Corona -- my daughter was a classmates with
the young man that was killed in the third grade.
So --

THE CHAIRMAN: There was a traffic
report. There will be traffic testimony at a future
meeting. I didn't want to do it tonight because I
wanted to give everyone the opportunity to be heard.

MS. SICILIANO: Okay. That was my main
concern because I don't live on that side. I mean,
I have those concerns for everybody, too, and, you
know, I appreciate everybody input.

THE CHAIRMAN: As do we.

1 MS. SICILIANO: Thank you.

2 THE CHAIRMAN: Yes, ma'am. Do you swear
to tell the truth, the whole truth, so help you God?

3 MS. SANDBERG: I do.

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

5 MS. SANDBERG: Debbie Sandberg,
S-a-n-d-b-e-r-g. I live at 2 Perry Road, so when
you look at that, I am to the left of the building.
6 When I look out my window, that's what I'm going to
see.

7 THE CHAIRMAN: I know right where you
live.

8 MS. SANDBERG: I have lots of questions
and a lot of concerns, but number 1 is the noise
9 from the construction and something that hasn't been
really brought up, the demolition of these two
10 houses. I want to know what's the estimated time
frame for the new building, the parking lot, the
11 planting. Does this time frame allow for delays
while construction is taking place. Where will the
12 members park. Because on April 24, they had two
tents set up outside their parking lot, and folks
13 were already parking on Corona Road, and my neighbor
Jeff spoke to having to call the police because they
14 park so close to his driveway. It's a major
concern.

15 On your web site, you also have the
statement of environmental impact and assessment,
16 and it says in there construction activities on the
site will cause temporary increases in noise levels
17 of short duration in the vicinity of this site.
What does that mean? That is so vague. Temporary,
18 extremely vague. Short duration. What one person
considers short somebody else might be consider
19 long, so I think we need more specific information
on that. And the demolition of the houses. How
20 noisy is that going to be?

21 They did address the trees, and it said
that the buffers are going to preserve our privacy.
Right now when I look out my window, there is a tree
22 between my house and 4 Perry. What I see is the
trunk. That's all. Are trees and shrubs going to
23 be planted before the demolition, before the
construction. Will the trees and shrubs be mature
24 trees, or are they going to be little and take
30 years to grow?

25 And the wall. They were talking about a
fence. Is that the wall? I don't know.

1 And finally, we're really concerned, my
2 neighbors and I, about the decrease in our home
3 value. My husband and I -- and as most people, this
4 is the most expensive thing we've bought. We've
5 talked to a lawyer. We've talked to real estate
6 agents. They have told us our houses could be
7 devalued 20, 10, 15 percent. I don't know about
8 you, but to us that's a lot of money. This impacts
9 our present life and our future. So I do ask you to
10 consider all these things. Thank you.

11 THE CHAIRMAN: Thank you. Yeah, the
12 gentleman who raised his hand a couple times. Thank
13 you. Please raise your right hand to be sworn. Do
14 you swear to tell the truth, so help you God?

15 MR. PECHAR: Yes, I do.

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

19 MR. PECHAR: Octavian Pechar,
20 P-e-c-h-a-r. I live at 37 Corona Road, and I've
21 lived there since 1975, my wife, my family and us.
22 We've seen a tremendous difference in the traffic
23 patterns on Corona Road, especially after that
24 accident where that young person was killed and
25 you're no longer allowed to go down there and turn
left to get onto Ryders Lane. So where did all the
traffic go. Well, the traffic then, in order to get
onto Ryders Lane, we have to either go up to
University and come across or we have to weave our
way through other patterns there, and, you know, if
you were there all day long and saw the amount of
traffic that moves through the area there because of
people coming to and from work and that and the
school up there when that's in session, forget it.
You know, you better not -- you better not want to
walk around on these sidewalks because of all of
that.

 But that leads me to this. We talk
about a traffic pattern study, and the reality is
everything I've read in the Crest presentation, and
that's the modification as of June 21, 2021, it is
conjecture. It isn't based on facts, studies. I
hope that the traffic study presented to this board
is a true traffic study in terms of the not only
Corona Road, not only Perry Road, but the entire
Lawrence Brook area because you are going to get
heavy traffic patterns and changes in patterns, and
you need to address that by a study that
legitimately I'd like to see the hoses coming out on
the road and being done for several months to

1 accumulate the proper data so that this isn't like,
2 well, we didn't see -- it's going to be seven cars
3 tomorrow or 23 cars next week or whatever. Please,
please make them do a legitimate study on traffic
patterns.

4 Additionally, to the model that Jeff --
5 rather that Arthur presented, the only thing I'd
6 like to add to that is that building, if I look at
7 what is in the web site on the East Brunswick
8 Planning Board web site that was presented by these
9 people, that's going to be a white building, and I
10 don't know what the exterior is. We haven't gotten
11 into that kind of thing. But I can just imagine
12 there's a big white building. Well, no trees and
13 that are going to hide something that's 41 feet
14 high, 41 feet. I don't know math that well, but I
15 do -- you know, I used to remember a -- let's see.
16 One story is usually 10 feet, and this is being
17 presented as a three-story building, but it's
18 41 feet high. That in my math says it's
19 four stories, not three stories, and that's
20 significantly out of the zoning code. The code is
21 what, 35 feet? Okay, 41 feet. That's a huge
22 difference. Again, we haven't seen the exact model
and that, but if you look in the web site
information, you can tell by the projections there
and what the building is supposed to look like. I'm
just afraid that we're just saying that, well, that
model, nice, but please take a can of spray paint
white and spray it white because that's what it's
going to be. It's not going to be any color. And I
love the idea that Mayor Cohen came up with. Yes,
let's do something with the ceiling. That certainly
would make a difference. But I'd also ask that if
Mayor Cohen would like to ink this center into a
project that he has going and wants to develop is
the Wonder Bread site. Why this community center
cannot fit into the plans of the East Brunswick
Community Center. This would be a perfect fit. Not
in a residential area like Lawrence Brook. Lawrence
Brook doesn't fit a center like this. Something
this big is very awkward looking and will just ruin
the neighborhood.

23 And you've heard every other neighbors
24 talk about values and property. Oh, yes, that's a
25 real concern. It's a concern for me. It's a
concern for all these individuals. But I don't
understand how this center can look at wanting to
even develop something in this community where it
doesn't fit. It just does not fit. There are other

1 places in East Brunswick that this thing could
2 properly fit, and that's what they should be looking
3 at. And I don't know what you do with it now that
4 they own property, yes, and all of this, but they
5 did it behind our backs, folks. No matter what we
6 say, they were acquiring properties, and nobody knew
7 this. Nobody knew what was happening. All of a
8 sudden they spring upon plans to develop a
9 41-foot-high building, which is awkward, to say the
10 least.

11 That's about all I'll say right now.
12 Thank you.

13 THE CHAIRMAN: Thank you. Oh, yes, I'm
14 sorry. You have to leave us?

15 MS. MALTEZ: Yes, unfortunately I would
16 like to stay and hear the public, but I do have to
17 leave because I am 17 and cannot drive that late at
18 night, as you all know.

19 THE CHAIRMAN: Thank you for joining us.
20 Get home safely, and we'll see you at the next
21 meeting.

22 MS. MALTEZ: Thank you.

23 THE CHAIRMAN: Yes, sir. Oh, yeah, as
24 the mayor reminded me, although we're not going to
25 be voting this evening, Maya is a school
representative, which means we welcome her input and
her ideas, but she does not vote on applications,
although with her resume, she'd probably be, you
know, can replace me, and thank, you Maya.

MS. MALTEZ: I was walking out, but I
heard you mention my name.

THE CHAIRMAN: So she's not missing any
crucial testimony because she's a nonvoting member.

So please raise your right hand. Do you
swear to tell the truth, the whole truth, so help
you God?

MR. SANDBERG: I do.

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

MR. SANDBERG: My name is Glen Sandberg,
S-a-n-d-b-e-r-g. I live at 2 Perry Road in East
Brunswick.

One thing that caught my attention
through testimony and seems to have caught the
attention of board members is the property at 8
Perry Road. It's a matter of public record that
Sadhu Vaswani spent \$700,000 to purchase that
property with the house, and we are hearing this
evening that it is primarily going to be empty, and
it should raise a red flag for anyone to say why all

1 that money for what is essentially going to be a
2 prayer garden and an empty house. Doesn't make a
lot of sense.

3 I have concerns obviously about
4 demolition of the homes at 4 and 6 Perry Road. Have
5 any of these properties or the homes been tested for
6 asbestos? And if they haven't, they better be
7 because otherwise you have a lot of problems. Those
8 homes were built in the 1950's. The same probably
9 goes for the property at 110 Ryders Lane, the
10 current site or the current worship facility for
11 Sadhu Vaswani. As I understand it, that building is
12 also scheduled for demolition. Again, these things
13 need to be addressed.

14 Now, we have heard this evening, and I
15 would certainly hope that it gets into writing
16 somehow, not just in minutes, about there will be no
17 access from Perry Road to the facility. That has to
18 be in writing. That has to be enforced. We are not
19 enforcers in the neighborhood. We are not
20 policemen, okay. We do not carry a badge and a gun.
21 We cannot go up to neighbors. We cannot go up to
22 people who are there and say you can't park your car
23 here, you can't walk through there. That's not our
24 job. That's the job of township employees.

25 Now, there should also be something in
writing and enforceable saying that no construction
vehicles or demolition vehicles will be entering
those properties via Perry Road. It is not a
heavily traveled road mostly. It is just for, well,
obviously, UPS, FedEx, mail delivery, and residents.
There is already a sign on Corona Road coming off
Ryders Lane that states trucks over 4 tons
forbidden. Now, when I raised this issue a couple
of months earlier, a township employee told me,
well, you're going to have to ask Sadhu Vaswani to
not have any construction vehicles. It's already
posted. I don't see what the problem is, but it
must be enforced. No one wants to hear a truck's
Jake Brake all day. It's obnoxious.

Now, my wife has already addressed
noise, dust, debris, and damage to Perry Road. If
construction vehicles do enter and exit the
construction site via Ryders Lane, this poses an
increased risk of motor vehicle accidents on that
roadway. It is referred to as a minor artery in the
environmental impact statement. That it most
certainly is not. It is a major and heavily
traveled roadway. Trucks entering and exiting
Ryders Lane via Cotters Lane already serve as an

1 example. If you've ever tried to drive Ryders Lane
2 at any time of the day, you'll see those semis
3 coming out either going north on Ryders or south on
4 Ryders. They take up all four lanes, okay, and it
5 stops traffic dead in its tracks. It is not only a
6 traffic impediment. It is a menace and a hazard.

7 The other thing that we need to remember
8 is that -- and it has not been brought up -- is that
9 Sadhu Vaswani also asked my neighbor Jeff Peck at 4
10 Corona Road if he was interested in selling his
11 property, and he said he was not. They went to his
12 son to ask his son if he would try to convince his
13 father that when he was ready to sell that they
14 would consider them first, okay. That just doesn't
15 feel right to me.

16 This also raises the question exactly
17 how large does Sadhu Vaswani envision their campus
18 to be in the end. I looked on their web site. They
19 are pretty much an international corporation. They
20 have properties all over the world, and they
21 obviously have vast resources.

22 The question that I see for the planning
23 board and the township, is there a tipping point as
24 far as East Brunswick Township is concerned. They
25 obviously have a lot of resources. Suppose they
just wanted to buy every house on Perry Road. I
mean, at what point does the township and the
planning board say enough is enough, you can't do
that.

I want to also express support for the
woman who testified earlier about granting a
variance and setting a precedent. As she pointed
out -- she stole my thunder, but that's great. You
look at St. Barts, you look at, you know, the Jewish
Community Center, you look at all the other -- Young
Israel -- they're not 41 feet high. Simple as that.

The other thing that's not addressed
here is in the environmental impact statement saying
things like, well, we're doing the township a favor
-- and this came from Crest -- we're doing the
township a favor because the properties at 4 and 6
Perry we demolished and they won't have school age
children, and that's a benefit to East Brunswick.
That needs to be explained very, very carefully.
Explain to me how that's a benefit, not having
school age children in there, and by the way, there
haven't been school age children in either of those
homes for at least 50 years.

The other thing that I need to clarify,
hoping at the next meeting it will be clarified, is

1 the idea of property tax. This environmental impact
2 statement said that the township will make up the
3 property tax because Sadhu Vaswani will be paying
4 property tax. My understanding has always been that
5 religious organizations do not pay property tax.
6 Now we're hearing, well, we're a spiritual
7 organization, we are not a church. Exactly what is
8 it for tax purposes? This isn't something that
9 needs to be explained.

10 Another point in the environmental
11 impact statement seems to suggest that we didn't see
12 any nests for bald eagles or blue herons. Well, who
13 said that, and when were you there? But if they are
14 there, they can just move their nest to the other
15 side of Ryders Lane. Well, nature doesn't usually
16 work that way, okay. That's -- again, it's a
17 generality, and it just doesn't cut it.

18 The last thing I'm going to say is
19 whatever decision the board does make regarding this
20 application and this proposal, we in the
21 neighborhood are the ones who have to live with it,
22 okay. None of you live in my neighborhood as far as
23 I know, so you won't have to live with the
24 consequences of your decision. We in the
25 neighborhood will.

THE CHAIRMAN: Yeah, before I call -- I
14 just want Mr. Sachs to make some clarifications. I
15 want to -- when you throw around terms like
16 asbestos -- I just want some clarification.

MR. SACHS: Thank you, Mr. Chairman.
16 Certainly, any demolition of any structure within
17 the Township of East Brunswick is investigated prior
18 to the demolition occurring. If, in fact, this
19 application is approved and there is demolition of
20 those houses on Perry Road and there is asbestos in
21 that house, in those houses, then appropriate
22 measures have to be taken, and that's been the
23 policy of the township for as long as I've been the
24 attorney here, which is 25 years almost, and that's
25 never going to change.

26 Secondly, Mr. Sandberg, you brought up a
27 couple good points about conditions being in
28 writing. I can assure you that, again, if the
29 application is approved, whatever conditions the
30 board imposes on this application will be in the
31 form of a resolution, which will be binding upon the
32 applicant and certainly of a benefit to anybody who
33 lives in the community.

34 And lastly, you brought up an
35 interesting point about tax exemption. I just

1 pulled out the I guess the tax assessment and
2 payment report on this property. It is presently a
3 tax exempt property. Obviously, it will continue to
4 be a tax exempt property in the future, as well.

MR. SANDBERG: May I respond?

THE CHAIRMAN: Well, you have to come to
5 the mic, though, because we --

MR. SANDBERG: Then if that's true, then
6 if that's true, that calls into question the
7 credibility of the environmental impact statement.

MR. SACHS: Well, there are no tax
8 dollars that will be collected on this property.

MR. SANDBERG: Well, in that case, that
9 statement in the environmental impact statement is a
10 falsehood and again calls into question the
11 credibility of the whole thing. So that's something
12 that we all need to be aware of. I mean, it's all
13 about trust building. It's all about being taken
14 seriously, and you make a statement like that that's
15 demonstrably false, there have to be consequences.

THE CHAIRMAN: Anyone else wishing to
16 speak. Yes.

MS. MALTBY: I'm Leslie Maltby.

THE CHAIRMAN: You need to raise your
17 right hand to be sworn. Do you swear to tell the
18 truth, the whole truth, so help you God?

MS. MALTBY: I do.

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

MS. MALTBY: I'm Leslie Maltby,
21 M-a-l-t-b-y, and I live at 15 Perry Road.

THE CHAIRMAN: Welcome.

MS. MALTBY: So I iterate a lot of
22 things that were said here before, especially --

THE CHAIRMAN: I'm sorry, if you just
23 speak into the mic. You're being recorded.

MS. MALTBY: I'm sorry.

THE CHAIRMAN: That's okay.

MS. MALTBY: I agree with many things,
24 especially your opening statements. It sounds like
25 a beautiful organization, and I hope we do find some
26 way that we can all work together because it seems
27 like you will add a lot and already adding a lot to
28 the community. So thank you for sharing your
29 opening statements.

I do have a couple of things.

THE CHAIRMAN: Sure.

MS. MALTBY: I definitely want to agree
30 with what Glen said. I mean, one of the things I

1 love is sitting in my house seeing the fox running
2 down Perry Road, seeing deer, that blue heron, I can
3 tell you I see it all the time from time to time. I
4 see that eagle. I see beautiful, beautiful
5 wildlife, and I am concerned even with keeping some
6 of the trees, if we'll still have that same wildlife
7 there.

8 I also have a concern, and this one is
9 really I feel the Town of East Brunswick has let
10 down the residents of Perry Road, and I'm concerned
11 that this development will make things worse. The
12 flooding that Kevin talked about is at his house at
13 the lowest point. I am not at the lowest point.
14 I'm up on a little hill, but my house -- I'm across
15 the street from Kevin, and, for example, my mother's
16 car got completely flooded and totaled from parking
17 on the street. So we cannot park on the street, and
18 as soon as it rains, my family, Kevin, other
19 families, we just move our cars to higher ground.
20 So there is an ongoing problem.

21 And also, in front of my house with new
22 construction in the neighborhood, there is now
23 standing water in front of my house. I have
24 complained to the township, and they've come out and
25 looked at it and said, well, you know, one house,
what can we do. We have to take care of the whole
community and not take care of one problem. And
that problem is because of we constantly have water
main breaks on Perry Road I assume, probably a lot
throughout the community, and we had some downed
trees. When they repaved over these areas, it's not
a flat, you know, egress I guess to this sewer. So
I have standing water constantly in front of my
house. If you'd like to come visit, park across the
street so you don't have to get your feet wet when
you come out and visit me. So this is something
that the township has let us down on, and having new
property in development that may -- I'm not sure,
but I think I read that it would go into the Perry
Road sewer lines, so I am concerned if this would
make the situation worse.

And the only other thing that I would
say that I have not heard any testimony about -- I
think I read something on it -- is really when you
talk about noise, since this is going to be a
property that will be in use, you know, seven days a
week, you know, when is like garbage going to be
picked up, right. Our garbage men come pretty
early. Do they come earlier in to pick up garbage
and do construction and cleaning and those kinds of

1 things that are normally out of hours when there
2 would be quiet in the neighborhood. So those are
3 just a few additional things I hope you'll consider.
4 Thank you.

5 THE CHAIRMAN: Thank you. Any other
6 member of the public wish to be heard this evening?
7 Yes, ma'am.

8 MS. LIFSHEY: Hi.

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

11 MS. LIFSHEY: Yeah. My name is --

12 THE CHAIRMAN: You can put your hand
13 down, unless you're waving.

14 MS. LIFSHEY: My name is Joan Lifshey.
15 I live at 3 Corona Road. My husband was already up
16 here. I don't want to read what I had because a lot
17 of this stuff I wrote I don't want to repeat.

18 THE CHAIRMAN: Sure.

19 MS. LIFSHEY: But we did discuss this
20 parking thing with the 73 parking spaces. Now, I
21 live on Corona Road. I see the cars that come and
22 go when they used the center before COVID. There
23 was one person a car, two people in a car. To say
24 that 73 parking spaces are adequate for this center,
25 I tend to disagree. And the other thing I was
thinking about, and I don't think anybody has
mentioned it, is when cars come from the north going
south to get into the center, they will have to go
make a U-turn and come around in order to go into
their center. I really feel that what's going to
happen -- I could be wrong -- is that people are
going to come down Ryders Lane, make a left turn on
Corona, and just park in the street and walk to the
center because that will be easier to get in and
out, not the parking lot.

The other thing is that I was thinking
is that cars going in and out during a busy day on a
Saturday, I guarantee you that will cause accidents.
As far as I'm standing here, I know that's going to
happen because cars are going to slow down. They're
going to try to come out, and people are going to be
injured doing this.

We have been in East Brunswick paying
taxes to this town for 47 years. I almost feel that
this is a slap in the face of all the residents who
have been here. I just feel this is -- I understand
the center wanting to have a nice place in order to
do whatever they do, but not in our back yard. I
think it is wrong, and I think it would be a really
big mistake if this planning board approved this in

1 the as-is way that it is. This building is huge,
2 and I just feel for the neighbors that are going to
be close by. We're a little bit further removed.

3 The other thing I was thinking is that,
4 you know, they talk a lot about giving back. Give,
5 give, give. They give a lot. But to us, they're
6 taking, taking, taking. They're taking property
7 values. They're taking a big hit with our traffic,
8 and it's just -- it's just not right. And I yield
9 the floor.

10 THE CHAIRMAN: Thank you. That was
11 great. I like "I yield the floor." Very C-SPAN
12 like. Thank you, senator. You yield the balance of
13 your time.

14 Yes, well, you spoke already. Well, but
15 hold -- is there anyone else who wishes to speak?
16 Okay. I'll give you like a minute or two and that's
17 it. And good thing the senator from New Jersey
18 yielded the balance of her time to the junior
19 senator from Montana. So you have a few minutes.

20 MR. PROHASKA: Real quick question while
21 it's fresh in my mind. The point was made with
22 regards to the fact the real estate taxes will now
23 not be paid on those two homes, which are -- are
24 razed. At least that's in the plans. What about
25 the third home, the one that was purchased for
\$700,000 is being used as a parsonage. Will that be
taxable?

MR. SACHS: No.

MR. PROHASKA: So now the township is
losing tax, annual tax I'm going to guess on at
least \$50,000, okay. A \$700,000 home, which I know
is improved, okay, greatly. I can't imagine what
their taxes are, probably at least 15. I know I'm
paying around 12 or so. There's probably about
\$50,000 of tax revenue lost per year, and they will
of course escalate as our taxes continue to go up.
They never go down. So bear that in mind, as well.
I know that's not as -- maybe that point is not as
great importance of what some of the other people
have raised tonight.

But I do agree. I don't think this
center really belongs where it's being proposed.
There are other areas, much more open areas where it
should go. They can have all the parking they want,
and they can build it as high as the township will
allow them to, not in the neighborhood of two-story
homes. Thank you.

THE CHAIRMAN: Thank you. And I'm not
going to allow anyone else this evening to speak

1 more than once.

2 MR. SACHS: Just to respond to the tax
3 issues, that's really not a consideration in a land
4 use hearing. I understand there could be a loss of
5 tax revenue, but that's not something that this
6 board can take into consideration in their
7 deliberations. Conversely, if it was a residential
8 subdivision that was before this board, we could not
9 take into account the cost of educating a child or
10 the fiscal impact on the township, as well. So we
11 can't take any of that into consideration.

12 THE CHAIRMAN: And, Mr. Sachs, could I
13 just ask you to -- I know some folks brought up
14 issues of traffic. I live on the other edge of that
15 neighborhood so I know there's a lot of traffic that
16 cuts through that area. But could you talk a little
17 bit about the limits of what we can consider when
18 considering an application.

19 MR. SACHS: Well, first of all -- thank
20 you, Mr. Chairman, good question. The applicant has
21 prepared a traffic report, a traffic assessment.
22 It's fairly comprehensive. Obviously, it's been
23 reviewed by our professional staff, and they have
24 some comments on that, but basically, under Land Use
25 Law, the only traffic concerns that really the
26 applicant has to address is on its site and
27 immediately adjacent to its site, and unfortunately,
28 we know that this particular area that we're talking
29 about on Ryders Lane, Ryders Lane is probably one of
30 the more heavily traveled east/west routes in
31 Middlesex County. I don't think there's any
32 question about that. We also know that Corona Road
33 is a heavily traveled road. You know, having lived
34 in town my whole life and having gotten my driver's
35 license at the age of 17, driving down Corona Road
36 to cut to the Turnpike, that's what a lot of people
37 do. So but to answer your question, the applicant
38 only has to address traffic concerns on its site and
39 at the intersections adjacent to its site. So we
40 can't worry about traffic unfortunately that might
41 be at the intersection of Corona and Sullivan Way,
42 for instance, or at -- well, that's probably the
43 best example I can give. Allwood and Corona,
44 exactly. But anyway --

45 FROM THE FLOOR: (Inaudible)

46 THE CHAIRMAN: Sir, I'm sorry, we can't
47 entertain --

48 MR. SACHS: Excuse me. Let me just
49 finish. We can't -- this applicant cannot account
50 for the ills of Middlesex County road networks. We

1 can't -- this applicant cannot be burdened with
2 that. We have -- they have to concern themselves
3 and this board has to be concerned about what the
4 traffic impacts will be at site driveway entrances,
5 certainly at the corner of Corona and Ryders Lane,
6 and, you know, maybe even go down to Perry and
7 Corona, but anything past that really is not the
8 purview of what this applicant has to -- has any
9 burden for.

THE CHAIRMAN: Thank you.

MR. CRISCUOLO: Mr. Taylor.

THE CHAIRMAN: Yes, Mr. Criscuolo.

MR. CRISCUOLO: Just one comment. With
10 the young lady that has the ponding, if you can just
11 give Mr. Kipp your number and we'll ask our DPW
12 department or one of the engineers to come out and
13 take a look at that.

Also, the work that was put on at the
14 culvert at that bridge was a byproduct of Mr. Kipp
15 and Mr. Losik working with Middlesex County for them
16 to clear that brook. So --

FROM THE FLOOR: (Inaudible)

MR. CRISCUOLO: I was getting to that.
17 Half the people that were there removing product
18 into the dump trucks and bring it to the dump were
19 East Brunswick Township municipal employees, either
20 from our tree crew and the parks department or
21 somebody in the DPW or the water/sewer department
22 overseeing and working with the Middlesex County
23 Mosquito Commission and so on. It was a partnership
24 when we knew about Mr. Burns' issue. Also, keep in
25 mind we are only allowed to clear a certain amount
from that limit in the culvert. The culvert is
maintained by Middlesex County. Mr. Kipp, if I'm
saying anything incorrectly, please feel free to
correct me.

Also, a lot of those houses on the end
of Perry Road are in a known FEMA floodplain. It's
very clear on all the maps going back to -- I
believe the one I looked at was from 1987. So it
was clear that those homes and those properties are
in the floodplain. Mr. Kipp and Mr. Losik have
taken a lot of time to put a generator down there to
make sure that sewer pump station works at all times
and can take the flow of the capacity. They did a
sewer study to ensure that the sewer flow will work,
and that's why that generator is there. I believe
it's elevated; am I correct, Mr. Kipp?

MR. KIPP: Yes, and we installed dual
force mains.

1 MR. CRISCUOLO: So there was one main
2 there. Now there's two. So I don't want the public
3 to think that we did not hear you and took a blind
4 ear to what you were saying because we spent a
5 tremendous amount of time, and half the people there
6 were township employees. Thank you.

7 THE CHAIRMAN: Thank you, Mr. Criscuolo.
8 I am now going to close the public hearing since no
9 one else wanted onto speak. We will -- when do
10 we -- when will we hear this application again,
11 Loren?

12 MS. MORACE: We have August 11 or the
13 25th.

14 THE CHAIRMAN: Do we have any other
15 business?

16 MS. MORACE: We do have -- on August 11
17 we do have one other --

18 THE CHAIRMAN: Yeah, I -- my inclination
19 would be to hear it on the 25th because then as a
20 stand-alone I think there is -- no?

21 MR. PAPE: We have conflicts across the
22 board on the 25th, Mr. Chair. I'm sorry.

23 THE CHAIRMAN: How does the 11th sound?

24 MR. PAPE: Does work.

25 THE CHAIRMAN: Okay. Yes, then we'll --
let's hear it on the 11th. There will be no further
notice.

MR. CRISCUOLO: Excuse me. What's the
applicant that's on there now?

MR. SACHS: Is that the car rental?

MS. MORACE: Yes.

MR. SACHS: That should be a quick
application.

MR. CRISCUOLO: Just wanted to make sure
it wasn't going to be a 2-hour --

MR. SACHS: A car wash for a rental car
facility.

Mr. Pape, I don't -- I think your
mandatory date is August 31. I saw that somewhere.

MS. MORACE: Yes.

MR. SACHS: Okay. Just to play it safe,
let's extend it to September 30 if we don't get --

MR. PAPE: On the record, the applicant
grants the board until September 30 to complete
their deliberations and take formal action, and
we'll memorialize in correspondence tomorrow. Thank
you.

THE CHAIRMAN: Okay, so we'll hear it
again on the 11th. There will be no further notice
required or given. We'll be hearing -- we'll be

1 hearing from the balance of the witnesses and my
2 guess is probably voting on it that evening,
3 probably voting on the application that evening. So
4 I thank you. I thank all the residents for sharing
5 their very valid concerns. I appreciate that no one
6 became nasty or disagreeable with either the
7 applicant or any of the board members. That's what
8 East Brunswick is all about.

9 Do we have any other business to come
10 before us this evening? I don't know why I'm
11 looking at the mayor. Do we have -- do we staff
12 have any?

13 MS. MORACE: No, that's all.

14 THE CHAIRMAN: Would any board member
15 care to make any closing statements? All right.

16 A BOARD MEMBER: Motion to adjourn.

17 THE CHAIRMAN: We are out of here.

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