

MINUTES OF THE  
EAST BRUNSWICK TOWNSHIP  
PLANNING BOARD

August 11, 2021

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

ABSENT:

Shawn Taylor, Chairman  
Brad Cohen, Mayor  
Joseph Criscuolo  
Charles Heppel  
Steve Philips  
Julie Clarke  
Muhammad Hashmi  
Rachel Cohen  
Maya Maltez, Student Rep.

Laurence Bravman  
James Wendell  
Laurence Reiss

ALSO PRESENT:

Lawrence Sachs, Esquire  
Loren Morace, Secretary  
Keith Kipp, Director Engineering/Planning  
Louis Ploskonka, Engineer  
Anthony Abbonizio, Engineer  
Malvika Apte, Planner

MINUTES

July 21, 2021 - Motion to approve by Mr. Philips,  
second by Mr. Criscuolo. Minutes approved.

RESOLUTIONS

Resolution recommending amendment to ordinance  
prohibiting the operation of any class of cannabis  
business within the Township of East Brunswick's  
geographical boundaries and amending chapter 228,  
zoning, section 3, definitions and word usage,  
section 209, conditional uses, and section 229.4,  
prohibited uses, of the revised general ordinance of

the Township of East Brunswick.

Application #21-15 - Calnin, LLC - Proposed construction of a 3/400-square-foot building addition and associated parking are reconfiguration located at 678 Route 18, block 90, lot 2.09, in the HC-2 zone. Carried to the next planning board meeting.

#### NEW BUSINESS

Application #21-18 - Elrac, LLC - Proposed demolition of part of the existing building and construction of a 24-foot-by-24-foot private car wash located at 367 Route 18, block 32, lot 9, in the HC-2 zone. Mandatory date August 11, 2021. Taxes paid to date. To be heard at the September 22, 2021 meeting.

#### OLD BUSINESS

Application #21-07 - Sadhu Vaswani Center - Proposed demolition of existing structures to construct a place of assembly and nursery school located at 110 Ryders Lane, block 593.01 and 594, lots 3, 4 and 7.03 in the R-3 zone. Mandatory date August 31, 2021. Continued to the September 22, 2021, meeting. No further notice required.

MR. HEPPEL: Good evening, everyone. I just want to mention to our board members, okay, that we -- in order to speak and be heard, you have to press the button in front of you, okay.

This is the August 11, 2021, East Brunswick Township Planning Board meeting. In accordance with the public open -- Open Public Meeting Law, on December 20, 2020 -- or actually December 14 -- notice of this meeting stating the time, date, and location was sent to the Home News Tribune, filed with the township clerk, and posted on the bulletin board in the lobby of the municipal building. A copy of this notice will be incorporated in the minutes of this meeting.

The chair reserves the right to call any application in any order different from that appearing on the agenda. On each application, the

chair will give the public an opportunity to comment.

The planning board will entertain no new business after 10 p.m. and will close all proceedings at 10:30, which we all can hope, right.

Okay, I'd ask everyone who's able to to please rise for the pledge of allegiance.

(Flag salute)

MR. HEPPEL: I'm now going to be replaced by my chairman. I think the Yankees put me on the COVID list or something.

THE CHAIRMAN: Good evening, all. I am a few minutes late. Loren, could you please call the roll.

MS. MORACE: Miss Cohen.

MS. COHEN: Here.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Here.

MS. MORACE: Mr. Philips.

MR. PHILIPS: Here.

MS. MORACE: Mr. Reiss. Miss Clarke.

MS. CLARKE: Here.

MS. MORACE: Mr. Criscuolo.

MR. CRISCUOLO: Here.

MS. MORACE: Mr. Wendell. Mr. Heppel.

MR. HEPPEL: Here.

MS. MORACE: Mr. Bravman. Mayor Cohen.

MAYOR COHEN: Here.

MS. MORACE: Chairman Taylor.

THE CHAIRMAN: Here.

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

Mr. Sachs, is this resolution in order for us to vote on this evening?

MR. SACHS: Yes, Mr. Chairman, the first resolution is the amendment of the ordinance restricting the operation of any (inaudible) cannabis business within the Township of East Brunswick. This was something we voted on back in June, and the township council acted on it we just (inaudible) make sure we have a resolution.

THE CHAIRMAN: Any final questions or anything, board members? If not, Loren, please call roll of those eligible.

MS. MORACE: Miss Cohen.

MS. COHEN: Yes.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Yes.  
 MS. MORACE: Ms. Clarke.  
 MS. CLARKE: Yes.  
 MS. MORACE: Mr. Philips.  
 MR. PHILIPS: I'm not -- I wasn't at the meeting.

MR. HEPPEL: Abstain.  
 MR. PHILIPS: Abstain.  
 MS. MORACE: Mr. Criscuolo.  
 MR. CRISCUOLO: Yes.  
 MS. MORACE: Mr. Heppel.  
 MR. HEPPEL: Yes.  
 MS. MORACE: Mayor Cohen.  
 MAYOR COHEN: Yes.  
 MS. MORACE: Chairman Taylor.  
 THE CHAIRMAN: Yes. This resolution is approved.

The second resolution is on application 21-15, Calnin, LLC. Mr. Sachs, is this resolution in order for us to vote on this evening?

MR. SACHS: It is, Mr. Chairman; however, I did get an e-mail from the attorney requesting that it be carried to the next meeting.

THE CHAIRMAN: Very good. Then we will carry to the next meeting.

Moving on, just for the members of the public that may be interested, application which is under new business tonight, application 21-18, Elrac, LLC, will not be heard this evening, and, Loren, tell me why. Mr. Sachs, tell me why.

MS. MORACE: Can I just remind everyone to press the button when they go to talk. And excuse me, Chairman, do you want to approve the minutes, as well?

THE CHAIRMAN: Oh.

MR. SACHS: July 20 -- the July 21.

THE CHAIRMAN: Yeah, sure, of course. Is this something new though? I thought I had to -- I used to push it when I didn't want to speak, which was very -- which was almost never in my case.

MS. MORACE: Yes. We're trying to prevent a lot of feedback so that is why we're trying to do it this way.

THE CHAIRMAN: Okay. Gotcha. All right. So do we -- do we have a motion on the minutes of July 21.

MR. PHILIPS: I'll move that.

MR. CRISCUOLO: Second.

THE CHAIRMAN: Moved and seconded. Any comments, questions, additions? Hearing none,

remember we approve minutes by voice vote. All those in favor of the approving the minutes as submitted, signify by saying aye. Any nays? Any abstentions? Okay. The minutes pass.

MR. SACHS: Mr. Chairman.

THE CHAIRMAN: Now we're down to new business for the application for Elrac, LLC.

MR. SACHS: Yeah, thank you, Mr. Chairman. I got a letter from the attorney, who failed to notice for tonight's meeting, so very simply, without notice, we cannot proceed forward. So they will obviously send out their notices for the next meeting.

Loren, I'm sure you'll let them know when that will be.

MS. MORACE: Yes. They requested to be on for the September 22 meeting.

MR. SACHS: Okay, so if anyone is here for the Elrac application, that will be heard on September 22, and if you are within 200 feet, you will receive notice, and also, it will be published in the Home News Tribune.

THE CHAIRMAN: Great. Thank you, Mr. Sachs. Okay, so now we are back to old business. Just a few things before we start. First, I appreciate everyone wearing their masks. It is a sad state of affairs that here we are once again, but I am so thankful that the mayor's making -- doing everything to keep East Brunswick residents safe, just as he did through the entire pandemic. So I know it's inconvenient. It's a pain in the neck, but it's what we need to do to keep everyone safe, and that's so vitally important.

Good evening, Mr. Pape.

MR. PAPE: Good evening.

THE CHAIRMAN: Before we begin our second hearing on this application, I just want to let kind of the audience know how I plan to hear the rest of this application unless there are some surprises that I'm not aware of. Our first meeting we had some testimony, heard about the project. We heard a lot from the members of the public, and I'm so thankful that you shared your opinions with the board. Tonight I know that Mr. Pape has at least a traffic engineer and probably another -- maybe another witness. I'd like to hear from you all again, those of you who would care to speak. Whether you spoke at the last meeting or didn't, you're certainly free to speak again. I'll just ask that you don't make the same point that you did at

the first meeting. And then I'd like -- I'm going to ask my board members to seriously consider this application. It's an important one. So I do -- I do not intend to vote on this application this evening. I think it just -- it's a complicated one, and it has a great deal of impact on not only the neighbors in the area but on the town. So again, I'm only one voice and one vote, but that's kind of how I would like to see us proceed this evening, and if any of my fellow board members disagree, then feel free and let me know, but let's at least see how tonight goes, but that's how I was thinking about the night proceeding.

With that, I just want to announce that the Yankees won again, so that's a good thing. The Mets won a doubleheader. I don't care so much. But welcome, Mr. Pape.

MR. PAPE: Good evening, Mr. Chair, good evening board members, board professionals, and public. My name is Kenneth Pape. I am with the firm of Heilbrunn Pape, and it is my continued privilege and my continued responsibility to represent your applicant, Sadhu Vaswani Center.

This is our second hearing. Mr. Chair, I believe that it would not be possible for us to conclude properly this evening. We intend to make a presentation through three professional witnesses. Rick Wiener, who began the professional testimony, has the responsibility of presenting the revisions to the -- that were made to the plan. There were a number of revisions that were provided to us from the board, members of the public, and your professionals. Mr. Wiener will be first. I think he'll be succinct because he'll focus on the changes.

We didn't have the opportunity to hear from Yoshita Chandrani, our architect, and tonight we will. Her plans have been revised substantially from that which was originally submitted, but we'll present them to you as they are. We did not have the opportunity to present the first version.

And then Scott Kennel is our traffic expert, and we intend to call Mr. Kennel.

And I certainly understand that the public has an important part of this matter. With your permission, and I defer entirely to you for protocol, but if the three witnesses could present and then be examined, I think it would be efficient.

THE CHAIRMAN: Yeah, absolutely, yes.

MR. PAPE: You're fine?

THE CHAIRMAN: Absolutely.

MR. PAPE: And second, we have received from your professionals comprehensive reports. The reports are substantial in the continued -- although there's considerable evidence in those reports that we have satisfied many of their requirements, as I read through the reports -- and I've had the reports for five days -- as I read through the reports, I believe that nothing would replace our professionals meeting with yours to work through some of the detail so I join with you that another meeting for a number of reasons would be in everyone's best interests.

So with that -- and I would ask if Loren could on a regular basis remind me to push this button down. I know I'm going to forget. With that, Mr. Chair, we're ready to begin with Mr. Weiner's presentation. I understand we have the electronics working tonight.

THE CHAIRMAN: Right.

MR. PAPE: So we'll put up the new electronic version of the revised plan with Yoshita's assistance, and we'll have Mr. Wiener present it. If I ask Mr. Wiener to stand at the end of this table, is there a microphone that could be borrowed, and are your microphones button oriented?

THE CHAIRMAN: Yeah, just got to -- and I would remind this witness that he is still under oath, and I believe you were sworn at the last meeting. You know what, maybe the handheld --

MR. SACHS: Use the handheld.

THE CHAIRMAN: -- is probably easier.

MR. PAPE: Does the handheld --

THE CHAIRMAN: No, not a button so you're free to just act like you're doing the 10 o'clock show at the Borgata.

MR. PAPE: When Mr. Wiener was last here, he was qualified as a land -- when Mr. Wiener was last here, he was qualified as an expert in landscape architecture and as a professional planner, and it will be in that capacity that he continues to testify.

So I'm going to ask if you could perhaps introduce this exhibit so that it could be marked as a new exhibit and then if could take us through the revisions that were generated by your firm since we were last here. A-6?

MS. MORACE: A-6, yes.

MR. PAPE: We're not looking at a title block so what --

MR. WIENER: It's titled the site display. It's the revised site display that was Exhibit A-3 previously.

THE CHAIRMAN: And I'm sorry, if you speak a little louder. I know we're all --

MR. WIENER: Is this --

THE CHAIRMAN: If you can please speak a little louder, and if everyone can. We're all masked so it makes it even a little harder to hear. Thank you.

MR. WIENER: Okay. All right, so I have four things to discuss based on plan revisions that we made based on comments that were made last time. I'll start with the easiest one, and that is the pool behind 8 Perry Road, and that the pool will be removed, and we just wanted that to be clear. It's likely that it will be replaced with a shallow reflecting pond or a fountain or something to that effect that will be part of the meditation garden.

The second thing I want to discuss is there were comments about snow removal, particularly related to large snow events, and I want to show you the changes that we made that -- this dumpster, the trash enclosure was moved back 6 feet. There is now a depressed curb right there. I have never used one of these before. This is -- so that loaders or equipment can be used to load the snow and actually drive it down so it's below the wall, and there's obviously a large landscape area there, a natural landscape area where snow can be stored again in a major snow event.

The other thing we do and I always try to do is when we plant shrubs along parking areas, we always plant the shrubs 6 or 8 feet away from the edge of the curb so that leaves room for the snow plow guys to push their snow without smashing up the shrubs. On this side of the parking lot there is -- right now we're just proposing ground cover. There's a slope there with some very significant existing large trees, so room there, as well.

The other thing we we're adding to the site plan which will assist and help with the snow removal actually is that -- and we're proposing and we discussed this at the last meeting that the parking spaces, the area of the parking spaces, not the driveways, will be pervious pavement. Pervious pavement allows snow and water to recharge a lot quicker so there will be less of a snow event when it happens, so that will assist in that, as well. So that essentially is our plan for the snow

removal.

The third item is the no-access fence along the front of the property line. Okay, so the entire length of this fence along the front of the property will have no access from Perry Road. The only spot anybody can get out is there's a gate right there at the top of the stairs, and that's emergency exit only. There will be a push bar on the inside of the fence so somebody can get out, but there will be no access in from the Perry Road at any location along the entire length of the fence.

The landscaping in the front has been supplemented. We added some more trees and some more evergreens. We increased the size of the plant material. I will point out again -- and I mentioned this last time -- there are several existing very large trees that we are preserving. There's a white pine that's probably about 60 feet tall. There's another one that's pretty close to that, and there's an existing very large oak tree in this location, which probably 40 to 50 feet tall, so we're preserving as many of those large trees that are existing out front as we possibly can.

That's my update.

MR. PAPE: I'm going to ask if you assist with one other. I know that there are landscaped islands in the parking lot. They're landscaped islands in the parking lot. And the town's ordinance for the design of those islands is 6 feet wide by 20 feet for a single stall and 6 feet wide by 40 feet for a double stall, and I know that the 6 feet you didn't follow. You have a 12-foot-wide island.

MR. WIENER: Correct.

MR. PAPE: But your lands are not 20 feet, they're 18 feet to match the length of your parking stall, so I think that's technically a variance to ask for 12-by-36 instead of 6-by-40, but it's extra landscaping in the parking lot and the islands matching the stalls, correct?

MR. WIENER: Correct.

MR. PAPE: So that's relief that -- I don't think there's any further testimony that needs to be put on there. I know that you and your partner, Jay Patel, also did considerable engineering revisions, considerable drainage revisions, and we have made the commitment to meet with Mr. Ploskonka and his staff before concluding, but if you could share with the board the sentiment of our clients and your firm that it is our

intention that we can and we will satisfy the technical requirements of the staff.

MR. WIENER: That's correct.

MR. PAPE: Mr. Chair, that is the presentation of revisions by Mr. Wiener. There are additional revisions pertaining to architecture, which will come from Ms. Chandrani. How do you wish to proceed?

THE CHAIRMAN: Thank you, Mr. Pape. First, are there any board questions for this witness? Mr. Heppel, I know you had.

MR. HEPPEL: Mr. Wiener, when you were pointing your arrow, maybe I just didn't see it, but could you show us again where the snow is going to end up when it was moved.

MR. WIENER: This is the trash enclosure. Right here -- and this is hard to do from here -- there is a depressed curb, which will allow loaders to drive -- there's a retaining wall here, so now there's a depressed curb here in that location --

MR. HEPPEL: Thank you.

MR. WIENER: -- that allows loaders to drive down with buckets of snow and dump them in that area. That's the area that we're naturalizing.

THE CHAIRMAN: Remember to press, Mr. Philips.

MR. PHILIPS: The area that you described, eventually it's going to melt. Are you suggesting it's melting into the stream?

MR. WIENER: Yes.

MR. PAPE: If you could just complete the answer to Mr. -- if you could to complete the answer to Mr. Heppel's question, just go through the other locations.

MR. WIENER: Okay, so the -- I had mentioned the --

THE CHAIRMAN: Yeah, just hold the microphone a little closer.

MR. WIENER: Sorry. I had mentioned the area where we plant the shrubs along parking stalls. We don't like to put the shrubs right up against the curb, so it leaves 6 or 8 feet between the shrubs and the edge of the curb, so that may not help that much in a very large snow event, but in a typical snow event, there's plenty of room there for the snow plow guys to just push it up into that lawn area, the mulch area right up against the curb over there and over here. Okay, so --

THE CHAIRMAN: Mr. Criscuolo.

MR. CRISCUOLO: If Mr. Philips is done, I'd like to make some comments.

MR. PHILIPS: Sure. Go ahead.

MR. CRISCUOLO: I certainly don't believe that's enough snow area to reserve it, and I think it should go through the stormwater system, and, you know, along with snow, there's probably going to be a lot of salt, some rock and pebbles. I just don't see how that works without -- I could see it now. You're going to be using parking spaces for snow removal, and then you're going to have an event, and in the snow are the people going to want to park up at the accounting firm and walk down the highway to get to your facility. Mr. Kipp certainly has many more years of snow removal experience than anybody else in the room I believe so I'd like to have his opinion as the director of planning and at times one of the directors of snow removal operations for the town, which he does an excellent job, and I consider his testimony valid.

MR. KIPP: My concern would be on a fresh snow when nothing's been treated, that's a good plan, but as we all know, once a vehicle comes in and tracks sand and salt from the road, then you can't put that so that it drains into the stream.

MR. CRISCUOLO: Right.

MR. PAPE: Noted. Noted.

MR. CRISCUOLO: I'd also ask -- I think Keith and Mr. Ploskonka have a lot of experience in the use of impervious cover as a paving material. My experience with that is certainly in the winter. In the summer it's great. The water, the rain perks through it fairly well, but in the wintertime, you know, once it gets frozen, it's done. It's not going to pass any -- a lot of product through that material, although it's a nice try, but it just doesn't work in my eyes in the winter. Once that gets frozen and it's packed in there, I think you're going to wind up having to continually move more and more product around the site, and I know what will happen, you know. First it will be three or four parking spots. Then it will be five parking spots. Then it will be eight parking spots that are taken up by snow. So I ask Lou and Keith to weigh in on that, as well.

MR. KIPP: I'll weigh in real quick. Just porous pavement is an excellent design for Florida. In the northeast -- again, you're on a county road. If they salt the road, vehicles track that salt in, and it tends to clog the porous

pavement. Now, I applaud the effort to try and filter the stormwater off, but the maintenance is a mighty aspect of that, and I just want you guys to be clear that we want a maintenance plan, and we're going to make sure that you follow through with the maintenance plan.

MR. CRISCUOLO: And in line with that comment, we all know too well when the county plows Ryders Lane, it's almost a three-lane width, and once you open up your driveway, the next pass of those plows on the county roadway, where do you think that snow's going to go, into the void. It's going to be into that, and it's going to be your responsibility to open up your driveway again. Lot of material. We have it on the other side of the highway. There's a cul-de-sac there, and I know every time it snows, it's a huge issue. So I think snow removal on this is certainly not acceptable to me for the safety of the residents and the people coming to this vicinity, as well.

THE CHAIRMAN: Thank you. Any further board questions for this witness? Staff, I know you've answered a few questions. Any other questions or concerns you'd like to express to this witness? Yeah, Lou, go ahead.

MR. PLOSKONKA: Mr. Wiener, we noted in our report there's a requirement for a certain number of trees around the parking area.

MR. WIENER: Correct.

MR. PLOSKONKA: And we're shy. While we have the number of trees around the site, we don't necessarily have them in the proximity of the parking area. So we have wondered if there was an opportunity to install additional trees along the northerly side of the parking.

MR. WIENER: Okay. I believe I testified that we're taking credit for the existing trees that are there. There is a number of very large trees right along that property line. We could add a tree or two along there. I would be concerned with, you know, the location of them in terms of planting them too close to the other trees because of the root systems and the success of them growing, but I do believe we can add a tree or two in that area, but in total, we exceed the 15 that are required. I believe 21 was the number I had come up with, and that includes existing trees.

MR. PLOSKONKA: Thank you.

THE CHAIRMAN: Thank you. Yes.

MS. APTE: Mr. Wiener, with the -- with

the revised plan and moving of the dumpster 6 feet in the -- to the current location, does the impervious calculation change, or is it still remaining 41.9 percent?

MR. WIENER: Yeah, so you're going to hear testimony from the architect about reduction in the footprint of the building.

MS. APTE: Okay.

MR. WIENER: So it's essentially a tradeoff.

MS. APTE: Okay.

MR. WIENER: And it was only moved back 6 feet.

MS. APTE: Okay. Thank you.

MR. CRISCUOLO: Shawn, one more thing.

THE CHAIRMAN: Mr. Criscuolo.

MR. CRISCUOLO: Where are the electric vehicle charging stations going to be?

MR. WIENER: Do you know which ones they are, Jay?

MR. PAPE: In the staff report that we just received, we noted that there is that requirement, so we have not shown them; we just -- we acknowledge that we have that requirement, and we'll work them into the parking lot.

MR. CRISCUOLO: Okay, and, you know, the state laws even got more stricter this week so (inaudible) so you know that.

THE CHAIRMAN: Further board or staff questions? Thank you.

MR. PAPE: Thank you, Mr. Wiener.

Yoshita Chandrani is our architect. I'd like to introduce her to you. I'll have her sworn and share with you her credentials before her substantive presentation.

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

MS. CHANDRANI: I do.

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

MS. CHANDRANI: My name is Yoshita Chandrani.

THE CHAIRMAN: You have to pick up and hold the mic. That's okay.

MS. CHANDRANI: Hello. Can you hear me? All right. My name is Yoshita Chandrani. I'm an architect, licensed architect in New Jersey, Pennsylvania, and an NCARB certification where I can

practice all 50 states of USA. I am a LEED AP for building construction and design, and I'm also certified interior designer in the State of New Jersey.

THE CHAIRMAN: And have you testified before planning and zoning boards in the past?

MS. CHANDRANI: Yes.

THE CHAIRMAN: Have you ever been to East Brunswick?

MS. CHANDRANI: Not in East Brunswick.

THE CHAIRMAN: Welcome. We're happy to accept you --

MS. CHANDRANI: This is the first time.

THE CHAIRMAN: And just give me help again with your name.

MS. CHANDRANI: My name is Yoshita Chandrani, Chandrani, C-h-a-n-d-r-a-n-i.

MR. PAPE: And not to be informal or casual, but I will address Miss Chandrani as Yoshita. I find it easier to say.

MS. CHANDRANI: Easier. Yoshita is fine, right.

MR. PAPE: If you could -- I'm going to ask if you could introduce to the board the perspectives that you have created, and we'll have them marked, and then I'm going to ask that you present your testimony with this as your outline. Know that the architecture of this building is significant and that it is -- it is bringing forward existing architecture from India, and I'd like you to share that with the board --

MS. CHANDRANI: Sure.

MR. PAPE: And then I'm going to ask if you could describe the revisions to your plan that you made after listening to the comments of the board, and most important, before we conclude, I'm going to ask if you can describe the height of the building and -- so that it's clear to all what the intended height of the building is. Can you take us through the historic -- if you can take us through the --

MS. CHANDRANI: The history.

MR. PAPE: -- the significance of the architectural treatments that you've introduced on this building.

MS. CHANDRANI: When I was approached for this design, we went back to the origin, the original building, which they have in Pune, India, the Sadhu Vaswani Mission. The building over there is -- was built in 1800's, and it's -- it's a

historical building, which is the neoclassical style construction of the design with Greek revival, and it was designed by the British architects. It is known as -- it was known before as Lady Jeejeebhoy Castle, and that building is just one of the few castles which are remaining in the state of Maharashtra in India.

We got the -- basically, the neoclassical style of architecture has plain walls. I will just show you. The columns are pronounced columns, very (inaudible) look of the building, not very embellishments. They are not like the other temples and worship centers which I design for the other Indian communities. It has -- there are a few arches, which have -- the building also has, so we have tried to bring those elements of the architectural over here so the congregation has some sort of a belonging feeling to the building back home in India. So that's the history of the design, the concept of the design.

MR. PAPE: As you were talking, before the board is one of the drawings that you had prepared. If you could -- A-7? Are we up to A-7?

MR. SACHS: A-7.

MS. MORACE: This would be A-7.

MR. PAPE: A-7, and could you describe what we are looking at.

MS. CHANDRANI: This view of the building is from the parking area in the front towards the Ryders Lane, and it's at a corner, which shows the main building here. The covered area for the play area for the kindergarten, I mean for the daycare. There is terraces, and this is the memorial. Memorial is for Sadhu Vaswani, the founder of the mission, and so people -- the congregation can go and pay their respects over there, and while this one, this area is the yoga hall, and this is the main entrance and the porte cochere here you enter, and you enter into the lobby area, where you can go to the worship center.

MR. PAPE: Just for clarity, it's a perspective prepared by you --

MS. CHANDRANI: Yes.

MR. PAPE: -- of the proposed building taken looking across the front parking lot.

MS. CHANDRANI: Front parking lot.

MR. PAPE: And that would be a description of A-7.

MS. CHANDRANI: Right.

MR. PAPE: Would you introduce to the

board the additional perspectives that you have. I think the four on a sheet perspective is an excellent presentation. The four on a sheet, Yoshita.

THE WITNESS: Which one, the four? Oh, yes, yes, right.

MR. PAPE: And if you could describe -- take us around.

MS. CHANDRANI: Right.

MR. PAPE: Again, these are perspectives prepared by your office.

MR. SACHS: We're going to call -- we're going to mark this as A-8.

MS. CHANDRANI: Right.

MR. PAPE: A-8.

MR. SACHS: And just so we can identify it, it is four separate views of the building from different locations.

MS. CHANDRANI: Right.

MR. SACHS: Okay.

MS. CHANDRANI: So this is again --

MR. PAPE: Let's begin upper left and go across and then down. So upper left, what is that a perspective of?

MS. CHANDRANI: This perspective is completely straight from the Ryders Lane with the parking in the front, and this is what the building is going to be exactly standing in front of the building.

MR. PAPE: And if you can move to the right.

MS. CHANDRANI: Then this -- yeah, this one, this view is from the gas station, back of the gas station. If they view this building, that's what they are going to see.

MR. PAPE: And dropping down below that one.

MS. CHANDRANI: This one is from 8 Perry Road, 8 Perry Road where the meditation garden is, this is what you're going to see, and this side is we are standing at the end of the 4 Perry Road between the 2 Perry and 4 Perry Road, and because of these big trees, the building is hidden in sight, but there is a building there.

MR. PAPE: If you could -- I know that when we were here last there was some talk about the height of the building, and that I know that you have an architectural feature, a triangle in the middle of the building. If you could describe that architectural feature and what the height of that

architectural feature is.

MS. CHANDRANI: Okay. That's the Greek revival element, which has come from that -- their original building there in India. It is almost 4 feet high, a triangle pediment, which is just at the parapet level, and it's a raised parapet basically.

MR. PAPE: And the balance of the building if we go around the top of the building, not the architectural feature, what is the height?

MS. CHANDRANI: The height of the building is 35, and then the 2 feet of the parapet up there.

MR. PAPE: The parapet's purposes if you would share with the board.

MS. CHANDRANI: Yeah, the parapet, basically, we have it to contain the water because we going to bring the water down and have stored there, so it's the -- all the water will be collected, rain water, plus it will be hiding certain -- we have the BILCO covers to come up or the solar panels which are there. That's going to hide that.

MR. PAPE: We had a discussion with the board last about green elements on the roof, and I know that we have -- you have incorporated some greenery into the building, not necessarily on the roof. I'm going to ask if you can describe it. And also, we had discussed whether or not there would be solar panels, and if you could describe how the solar panels have been worked into this program.

MS. CHANDRANI: Right. We heard last time about the green aspects of the design, and we have incorporated the green trellis or light vines and the creepers from the terrace in that area, which is easily -- people, they can maintain it easily, and -- but on the first front -- on the roof we have the solar panels. So we have this strategy -- two or three strategies we are trying to work with. One is the solar energy, which the clients are going to harness a lot of this solar energy, and we will be giving it back to the grid because we know that the building is not going to be fully functional during the weekdays. The -- and then the second -- the solar panels are -- will be on top of the roof, so it was not possible for us to have the green roof over here.

And the second thing what we are doing is we are collecting the water, bringing it down to the underground barrels, and using it for the

irrigation purposes for the meditation area, the landscape areas, thereby reducing the use of municipal water. So we are going to harness the rain water there.

MR. PAPE: And just want to make sure that I got all of it. So the greenery is in the form of creeping vines in trellises that will be planted and maintained on the upper level, and your testimony that those are easily maintained by the congregation.

MS. CHANDRANI: Right.

MR. PAPE: The solar panels that will provide electricity to this building with excess electricity leaving the building when it's not needed is being directed into the grid.

MS. CHANDRANI: Right.

MR. PAPE: And all of the rainwater will be -- I know that there's a stormwater system that the engineers designed. You're not in any way disturbing that stormwater system.

MS. CHANDRANI: No.

MR. PAPE: But your goal is also to collect rainwater in barrels so that that can be used to as the irrigation.

MS. CHANDRANI: All the -- that's right.

MR. PAPE: Thank you. One of the other comments about -- when we were here last was the overall size of the building, the building's footprint, and also the colors of the building. If you could describe to the board members and the public the revisions that you've made.

MS. CHANDRANI: Right. So first let's take the color. We had white, pure white color. I got some information that some people commented on it. The color has been toned down a little bit, made softer and earthy colors, which literally blends into the environment over there.

MR. PAPE: Earth tone colors?

MS. CHANDRANI: Earth tone colors, right. And then the -- if you drive around Perry Road, lot of houses have similar color on their buildings, so that's where we have toned it down a little bit, not too stark white color.

Regarding the -- what was the question?

MR. PAPE: The reduction in the --

MS. CHANDRANI: In the height.

MR. PAPE: -- footprint of the building.

MS. CHANDRANI: Footprint of the building, right. So the footprint of the building was reduced by around 354 square feet, but overall,

for the whole building, the reduction of the area is around 751 square feet.

MR. PAPE: With that 354-square-foot footprint reduction, I believe that the main hall is reduced and its capacity is reduced. Could you describe the reduction in that main hall's --

MS. CHANDRANI: Right. The new hall, the new area for the hall, has reduced, and now the occupancy is 188 as opposed to 204 which we had last time in the last July 30 meeting, so that is reduced. The occupancy in the yoga hall has reduced by two occupants. The occupancy for the children in the daycare has reduced by three. So there is a bit of reduction in the occupancy and the total square footage of the building.

MR. PAPE: I'm sure the board will recall that there are those three uses, and each of those uses has to work on the site, and the applicant's testimony is and continues to be there's never two uses at the same time. The daycare uses have a different time than the yoga use. The yoga use has a different time than the spiritual use. So there are reduction -- it's your testimony that there's reductions across the board in all of those. I think the most significant --

MS. CHANDRANI: Yes.

MR. PAPE: -- reduction all down to 180.

MS. CHANDRANI: Eighty, that's right.

MR. PAPE: And I think that that is your presentation of the building to the board. The architectural features, the materials and colors, the size and the capacity are on the record. If there are any further questions of Yoshita, she's very pleased to present more about her building to you.

THE CHAIRMAN: Sure. Thank you, Yoshita. Mr. Heppel.

MR. HEPPEL: I'm not sure if you're the professional to answer my first question. It would be nice to know what was going to take place on each floor --

MS. CHANDRANI: On each --

MR. HEPPEL: -- so we had a better feel for the activities for the three floors. And then my second question would be that when I look at the slope, okay, away from the property, if I lived on Perry Road, that building looks a lot higher to me as a resident than it would if I was on Ryders Lane. Is my perception incorrect, or, you know, can you just tell me how you see that.

MS. CHANDRANI: Let me answer that first. Sorry.

MR. PAPE: Yoshita, in response to Mr. Heppel's comment question about the floor plan. I know that you have floor plans.

MS. CHANDRANI: I have floor plans.

MR. PAPE: To show them to Mr. Heppel and the board and public.

MS. CHANDRANI: All right.

MR. PAPE: As you introduce them, if you could describe what we're looking at.

MR. SACHS: Mr. Pape, let's mark this A-9.

MR. PAPE: Fine.

MR. SACHS: I know these are all part of the submission, but they're colorized versions so we'll mark them as exhibits.

MR. PAPE: So if you would, Yoshita, this is a colorized version of what sheet? What sheet?

MS. CHANDRANI: This is the first floor plan of the building.

MR. PAPE: Prepared by -- this is prepared by you?

MS. CHANDRANI: Prepared by us, right.

MR. PAPE: Okay. Please present it.

MR. PHILIPS: Mr. Pape, it would help, it's A-10.

MR. PAPE: For the record, in the plan set, it's A-10.

MS. CHANDRANI: This is the drop-off area. You enter the building. There is double height there. You enter into the lobby area. You go for the shoes and coats closets are here, and you can enter from the three doors to the main worship area. There is this altar. This altar is only 18 feet high. It is not 35 feet high. The 35-foot-high building starts from here. There is a yoga hall on the site, and through the yoga hall you can walk over to the memorial to pay the respects and come back. There is a sprinkler room here (inaudible) and then on this side there is another entrance, which it's entrance for the daycare. People can come in and then take the elevator or the stair. There is a small office here and the men's and women's for this congregation. At the back we have the utility rooms, the mechanical electrical, and there's a (inaudible) room for the recordings and all that for the main area. There is one storage here. So there are two sets of stairs and

two sets of elevators.

The second plan --

MR. PAPE: Before you go to the second plan, you made a comment that I think we should make clear. You indicated that the altar is 18 feet high.

MS. CHANDRANI: Right.

MR. PAPE: I think could you explain. It's the portion of the building in which the altar is located.

MS. CHANDRANI: Right.

MR. PAPE: That portion of the building is limited in height to 18 feet.

MS. CHANDRANI: Right.

MR. PAPE: So it's not that the altar is 18, it's that --

MS. CHANDRANI: Portion of the building.

MR. PAPE: And it's just one more time if you would show us where the building is only 18 feet high.

MS. CHANDRANI: This area.

MR. PAPE: So that's the area closest to Perry.

MS. CHANDRANI: Yes, closest to Perry.

MR. PAPE: And then the building steps up --

MS. CHANDRANI: And then -- yeah.

MR. PAPE: -- to 35 feet.

MS. CHANDRANI: Thirty-five, yeah. From this corner to the Perry Road is almost 73 feet and 2, 3 inches. From this corner it is 63 feet. But from this corner here, it's 54, and this side is again around 62 or so.

Let me go to the second floor now.

MR. PAPE: I think we're A-10.

MR. SACHS: Yeah, A-10 for the record. Give us an identifier, as well.

MR. PAPE: Sure. Second floor -- color rendered second floor plan?

MS. CHANDRANI: Yes, second floor colored rendering.

MR. CRISCUOLO: Please speak into the microphone.

MS. CHANDRANI: Second floor colored rendering.

UNKNOWN SPEAKER: Can you just repeat what you're saying about the height number from the last (inaudible) because we really confuse (inaudible)

UNKNOWN SPEAKER: I can't hear.

MS. CHANDRANI: Can I -- I will show you in the elevation? When I come to elevation, it will be easy.

MR. SACHS: What the witness will do is I guess she'll -- after she testifies to this exhibit, she'll show the elevations, which will actually show the heights.

MS. COHEN: Actually, can you use the cursor because I think that may be easier to see for those like me who may be colorblind.

THE CHAIRMAN: Are you pushing your button.

MS. COHEN: I think so, although I wouldn't be able to see the light color.

MS. CHANDRANI: So.

UNKNOWN SPEAKER: Thank you. I'm colorblind, as well, and I can't see the pointer.

MS. CHANDRANI: You come on the second floor from both the stairs and elevators. When you come here --

THE CHAIRMAN: I'm sorry. Speak a little louder. I apologize.

MS. CHANDRANI: This is -- sorry. These are four classrooms for daycare. They have their own toilets, and we have (inaudible) here. There is an office, a sick room, and a pantry for the daycare. On this side of the -- above the yoga hall, we have the library and a small museum where they are going to -- the congregation is going to display their artifacts and books and everything in this area. This overlooks the meditation garden, and it will overlook this memorial, as well.

Go to the third floor.

MR. PAPE: Again, if you would, A-11, a colorized version of the third floor and A3-0. There's a pattern here.

MS. CHANDRANI: The third floor when we come up, it has a lobby area here, and we have a priest room where he will be taking shower before the prayers are offered down there on the first floor. There is men's and women's toilets here. This is the kitchen, prep area, and office for -- I mean -- sorry, the storage area for the kitchen. There is a storage here -- area here for the chairs, tables, whatever they have for the building. And we come out into the terrace. The terrace has this green vines and the creepers and the plantings down, which you will be -- which you saw in the rendering. It overlooks again the site of the meditation garden.

This is whole dining area, and the serving is on the side.

This is the roof plan. You want to put down the number?

MS. MORACE: Yes, A-12.

UNKNOWN SPEAKER: What do you think?

MS. CHANDRANI: We had a skylight on the roof for the daylighting into the dining hall. We have this all solar panels. These are just the rough locations. I know they will be all filled up all over the place. And the -- it overlooks the terrace and the meditation area, nothing much going on on the terrace here.

And then comes the elevations. This is the elevation from the Ryders Lane.

MR. SACHS: Let's -- A-13.

MS. MORACE: A-13, yes.

MR. SACHS: All right.

MS. CHANDRANI: We have just given some of the trees which basically the renderings will be showing more.

MR. SACHS: So this is the east elevation?

MS. CHANDRANI: Yeah.

MR. PAPE: West.

MS. CHANDRANI: This is north, south, east and west. West.

MR. SACHS: Now, which direction -- which is -- I'm looking at this from which direction?

MR. PAPE: You're looking east.

MR. SACHS: That's what I mean, I'm looking east. I'm looking east, okay.

MR. PHILIPS: That would be the west elevation.

MS. CHANDRANI: This is north/south. So this is the east elevation from Ryders Lane. You have the memorial, the walkway, and the main building here.

You go further down, this is the second elevation, which is from the north side, which is 8 Perry Road. If you're standing in the meditation garden, this is what you're going to see.

Here is the altar area, which is lower, and the back -- it goes back and goes up to the 35 feet. So that is the answer to the question.

MS. MORACE: For the record, would that be A-14?

MS. CHANDRANI: No, this is part of the main -- this one. Yeah, there are two elevations in

one drawing, and again two elevations in this drawing, which is your number 14.

MR. SACHS: I think one of the members of the public wanted to know what the view would be from Perry Road. Can you pull up that elevation.

MS. CHANDRANI: This is the Perry Road elevation.

MR. SACHS: What's the height?

MS. CHANDRANI: Okay, so this is the 6-foot fence, and the top of the altar is 9 feet from here, and this one is 29 feet from there to there. What's happening is the -- at the corner of the Corona Road and Perry Road the level is 51, 51, 52. The grade level of our parking area is 38, and the building floor, first floor level is 39. So the building -- basically, the first floor is like a basement for the Perry Road side. It's 13 feet lower than the corner of the Perry Road and Corona. That's from here if you see you will see the full 35-foot building. From the back it doesn't look like that. From the side. So -- and we introduce this arches to match to this one to give a better look rather than just a black wall over there, and you will see the trellis and the vines from the terrace on this side. Here.

MR. PHILIPS: Ken, can we get a visual understanding of how many feet it is across from the Perry Road side that's part of the building?

MR. PAPE: The length of the building.

MR. PHILIPS: Yeah, I think I read 108 feet, but I'm not sure, and I'm not going to testify. I'd like to hear it.

MR. PAPE: Sure. There's one other thing before we go to that I want -- and when we were -- your professionals met us on the property, and we did some inspections. There was an observation I think that's worth sharing. There are at least three trees that are on the -- between the building and Perry. Ms. McGurk actually photoed -- did they get loaded? Miss McGurk photoed the trees. There are two pine trees --

MS. CHANDRANI: Here.

MR. PAPE: -- that we collectively agreed were in excess of 60 feet in height. They are in very good health. They're actually beautiful pine trees. And they are left intact, so they would be between Perry and this building. And there's also an oak. It's not quite 60 feet, but I would say it's probably 50 feet, and it is similarly a very, very healthy specimen tree that is preserved.

Those very substantial mature trees have been left intact (inaudible)

With that, Yoshita, what is the length of the -- perhaps with the -- perhaps with the facade elevations before the board, if you could --

MS. CHANDRANI: Yeah.

MR. PAPE: -- just identify the length of the building.

MS. CHANDRANI: So from here to here, it is 108 feet, and from --

MR. PHILIPS: Repeat the here to here, please.

MS. CHANDRANI: From here to the end of the building here.

MR. SACHS: Let's be a little bit more descriptive. Let's not use -- ma'am, ma'am.

MS. CHANDRANI: From this line to this line is 108.

MR. SACHS: Ma'am, excuse me. Let's -- here to here doesn't show up on the record, all right, so let's be very specific from where you're talking the distance, all right, so.

MR. PAPE: Where's our north?

MS. CHANDRANI: From the --

MR. PAPE: Where's our north arrow?

UNKNOWN SPEAKER: To the right -- to the left I mean.

MS. CHANDRANI: Here.

MR. PAPE: So if you begin with the corner of the yoga area, is that --

MS. CHANDRANI: Yeah, here.

MR. PAPE: -- the southernmost point?

MS. CHANDRANI: Yeah.

MR. PAPE: Southernmost point of the yoga area and traverse in a northerly direction to the northerly most point of the storage area.

MS. CHANDRANI: Right.

MR. PAPE: What is that distance?

MS. CHANDRANI: That distance is 108 feet, 9 inches.

THE CHAIRMAN: And just repeat that number, 160?

MS. CHANDRANI: One hundred eight, nine inches.

THE CHAIRMAN: One hundred eight, nine inches.

MS. CHANDRANI: And from here --

MR. PHILIPS: Here.

MS. CHANDRANI: From the yoga wall, yeah.

MR. PHILIPS: Oh, okay, thank you.

MS. CHANDRANI: From the yoga wall to the end of the memorial is 31 feet.

MR. PAPE: Mr. Heppel, any other questions of this witness:

MR. HEPPEL: Yes.

THE CHAIRMAN: Any other board questions. Yes, Mr. Heppel. Yes, we have one from our student rep.

MS. MALTEZ: Am I allowed to ask a question?

THE CHAIRMAN: Oh, you absolutely are. You're encouraged to ask questions.

MS. MALTEZ: It's lighting up without me pressing it.

MS. CHANDRANI: This one elevation is remaining.

MS. MALTEZ: Is it possible that we can go back to the four pictures from each of the views. I just have a clarification question about the view from 8 Perry Road. I think it was like all the way up. It was one of the first things that was presented.

MS. CHANDRANI: The renderings.

MS. MALTEZ: Yeah, the four different renderings. The one in the bottom left, the view from 8 Perry Road, is 8 Perry Road being used by a resident right now, or is that one of the buildings that was loaned to the center to be used?

MR. PAPE: The center purchased 8 Perry --

MS. CHANDRANI: They purchased.

MR. PAPE: -- and it's the parsonage.

MS. CHANDRANI: Parsonage there.

MS. MALTEZ: Okay.

MS. CHANDRANI: That's the meditation garden area.

THE CHAIRMAN: Miss Cohen, it looked like you had a question. Did you.

MS. COHEN: No, no --

MS. MALTEZ: It's just lighting up without us pressing it so we're a little confused.

THE CHAIRMAN: It's magnetism at the end of the dais.

Mr. Philips.

MR. PHILIPS: If you -- I'm going to make you -- I'm going to ask you to go back to that picture you just showed.

MS. CHANDRANI: Okay.

MR. PHILIPS: The one of the four views.

MS. CHANDRANI: Right.

MR. PHILIPS: Sorry. And I'm busy telling everybody else, too. Shame on me.

MS. CHANDRANI: Okay.

MR. PHILIPS: Okay. On the lower right-hand -- the lower left.

MS. CHANDRANI: Yeah.

MR. PHILIPS: That is a view taken from if you were -- if this -- where would the house be that you're not showing in that picture?

MS. CHANDRANI: The house is behind the camera.

MR. PHILIPS: Behind the camera.

MS. CHANDRANI: Camera.

MR. PHILIPS: So there's that much space between those two homes?

MS. CHANDRANI: Yeah, it's a big garden there.

MR. PHILIPS: Thank you.

THE CHAIRMAN: Any other board questions?

MR. HEPPEL: I'm sorry to stick on this, but -- and I'm -- that was 8 Perry. I'm not sure if I was looking at a picture from say 10 or 6 or whatever, but when I look at those pictures, I don't see the back of the building -- and if you can lower it a little -- okay -- not -- with the drop-off and everything, not being so much higher for the surrounding houses on the other side of Perry, forget number 8, the other houses, as well, when the front appears to be, you know, so much lower.

MS. CHANDRANI: Yeah, it basically from the Perry Road, right, from here. So let me just take you here. From the Perry Road. Because the building is -- the first floor is literally below that, right, so that's the reason why you have the -- the 6-foot fence and then the top you are going to see the top of the building from here.

MR. HEPPEL: And that's what, 6 Perry you said?

MS. CHANDRANI: No, this is from Perry Road, itself, from Perry Road, as if you are standing in front of the building.

MR. HEPPEL: All right, so I guess we don't have all angles from here. We just basically have two views of how it is.

MS. CHANDRANI: I have this one. This is at the corner of the 4 Perry Road, which -- the building which we are going to demolish here. So that is the corner of the 4 Perry Road, but because

of the heavy landscaping and all that big trees which are existing, very little of the building is seen there.

MR. SACHS: Mr. Heppel, would it assist you if the applicant when they come back to the next meeting were to provide additional views from other properties on Perry Road?

MR. HEPPEL: Yes.

MR. SACHS: Okay.

MS. CHANDRANI: Right.

MR. PAPE: The topography of the property is being described by the professional I think well, but nothing replaces standing on that property and just observing that 13-foot drop, that 13-foot drop that is being described. It's substantial. And nothing could replace observing the very mature trees that are on the gas station property. They're trees that we have no control and will stay. Those trees -- there is a substantial -- I'm going to call it a small forest of trees that are in the 50- to 60-foot range. The beautiful landscaping and mature landscaping that's on the residence that is between us and Corona is also in that range and remains, and on the properties that our clients own, all of the trees that are -- ones that I described are all designed to remain. There's a very mature, very mature forest area around that's all going to be left in place.

MS. CHANDRANI: And there's a heavy thick row of trees over here on the other property in the next property, the neighbor's property. The picture is -- the view is taken as if we are standing inside our property. So that's where all these trees are there. And this one is the -- basically the bird's-eye-view of the existing, the new trees which were added, and these are all existing trees here.

The top of the -- top of the house that's 2 Perry Road, if you take 51 plus say normally the height of the houses are 26 to 27 feet height, the top pick, if you add that and you add 38 plus 35 and 2 feet, it's almost the same. There's hardly any difference.

MR. PAPE: When we were standing in the field, we observed is that the 2 Perry, the ridge line of 2 Perry and the proposed top of this building are just about exactly coincident. So the 2 Perry is the property that's owned by a family, not by the center, but that ridge line of that home and the top of this building are coincident.

THE CHAIRMAN: Yes.

MS. MALTEZ: So what -- I just had a question. What is visible from Perry Road before this is being built like right now? I live right about like a road here on Yorktown so I have no idea what Perry Road or Corona Road is at all, but what's visible now? Like today right here, like what would they see?

MR. PAPE: Those three houses.

MS. CHANDRANI: The three houses. There is one house here. There's another house here. The houses are 38 feet from the roadway. Our building will be 76 feet, this corner, 76 feet inside. It's double inside. It's like starting where the swimming pool for that.

MS. MALTEZ: So it's just houses?

MS. CHANDRANI: They're houses, right. There's a house here. There's a house next to that, and the third house is the 8 Perry Road is the parsonage.

MS. MALTEZ: All right. Thank you.

THE CHAIRMAN: Okay, any other questions for this witness by the board or the staff?

MS. CHANDRANI: Yes.

MS. APTE: I had some follow-up questions. Could you talk a little bit about the skylight height that's --

MS. CHANDRANI: The skylight height -- yeah, the skylight will be around again 4 feet maximum the top the (inaudible)

MS. APTE: And could you talk also about the mechanical equipment and the bulkhead height because I do see an elevator over there. Would the elevator (inaudible)

MS. CHANDRANI: Right. It may have a bulkhead. It may not have it. And if it has it, it's just 8 or 9 inches above the floor because they need 12 foot, 8 inches and plus 10 inches, so we have a height in there in the -- on the third floor. So it's not going to come about 2 feet of the parapet. It will be hidden in there. (Inaudible) we are not sure whether we are going to put them on the top all -- for all the floors. We have enough space down there so we may -- that will come up later on when we start doing the construction documents. How the RTO's are going to be designed, how the HVAC is going to be designed.

MS. APTE: So as of now when the mechanical equipment that's being shown on the roof plan --

MS. CHANDRANI: Right.

MS. APTE: -- is that not the permanent plan of where the mechanical equipment is going to be?

MS. CHANDRANI: Yeah. Basically, it's not designed, but we don't have an engineered yet, so it's just for the location, showing of the HVAC units where probably it may come up or it may not. Depends on the design of the HVAC.

MS. APTE: Okay. And just for board's understanding, our ordinance currently allows mechanical and elevator bulkheads as an exception to the height, so the total height is from the mean finished grade to the top of the roof, and parapets and mechanical equipment are an exception to that height. That basically means they can go a little bit more above the 35 feet --

MS. CHANDRANI: Right.

MS. APTE: -- per the ordinance.

THE CHAIRMAN: So it's excluded from the calculation.

MS. APTE: Right.

THE CHAIRMAN: So the total height. As a resident, all I care is what I see.

MS. APTE: That's true.

THE CHAIRMAN: So it's higher than 35. It's 38, 39, whatever the height of the mechanics.

MS. APTE: Thirty-seven, so visually you do see that, but per the land use code, the mechanical and the elevator bulkhead are exempted from them.

THE CHAIRMAN: Right. Okay. Thank you.

MS. CHANDRANI: Yes.

MS. APTE: Does that -- again, this might be a repetitive question, but in terms of solar panels, how do you anticipate those to be placed? Like will we get -- when we are standing from either of those roads, what will be the visual impact of the solar panels? Is there any --

MS. CHANDRANI: Nothing. Basically, we have the 2-foot parapet in there, so they will be at (inaudible) and they're facing the south side. So hopefully it should not -- the framing of the solar panels and everything should not be that high.

MS. APTE: So it will be blocked by the (inaudible)

MS. CHANDRANI: Blocked by the parapets, right.

MS. APTE: All right. The other question I have has to do with the floor plan, if

you want to pull it up, the first floor plan.

MS. CHANDRANI: Okay, sure.

MS. APTE: I think we had asked it in our memo as to there is a garbage area being proposed right near the outdoor play area.

MS. CHANDRANI: That's the chute, right, we have that.

MS. APTE: Could you talk about how that --

MS. CHANDRANI: Works.

MS. APTE: -- area would work.

MS. CHANDRANI: So this is a garbage chute, which is throughout going up to the third floor here. What happens is you don't want to bring garbage through your elevators and stairs so this is the garbage chute which we are using it in the wash area. There will be a door, sort of an access where you throw your garbage from there. It comes down. This is happening in most of the (inaudible) family buildings. And it comes -- the second floor also has it. From the janitor's closet they can throw things into there, and it comes down onto the first floor. There are doors here. The dumpsters are down there. The dumpsters are going to be taken out and rolled over to this area where the dumpster truck is going to come and pick it up.

MS. APTE: My question has to do more with because that's the outdoor play area for the children for daycare, what -- I mean, is there going to be some kind of impact of the garbage chute being right there in terms of --

MS. CHANDRANI: No.

MS. APTE: -- operations or odor or things like that? Has that been considered?

MS. CHANDRANI: No. The thing is, first of all, the kitchen and everything on the third floor, which is basically going to be more garbage producing areas, are just going to be used on weekends. So once they have that thing, they are going to take it out and put it out there. The everyday daycare from the daycare, whatever the garbage is thrown down, it's not going to be that difficult to just take out from dumpster and throw it there. So that's an operational issue which the center has to work it out, but every evening that garbage has to be taken out.

MS. APTE: I would just recommend if, you know, now or by the next meeting if you could get a little more clarification as to how many times that will be removed --

MS. CHANDRANI: Removed.

MS. APTE: -- in terms of -- or if consideration can be given at least the door of that garbage is not facing the children's play area.

MS. CHANDRANI: Garbage door not facing the children's play area here.

MS. APTE: It's just --

MS. CHANDRANI: It's a bit of that -- I don't think that garbage collection center over there will not have that much impact on the kids playing because they will be cleaned out every evening, and the garbage will have to be taken up to the dumpsters, but that can be addressed in the operation of the whole building how the janitor will work.

THE CHAIRMAN: Any other board questions for this witness? Staff questions? Yeah. Is it Keith?

MR. KIPP: I'm not sure if you clarified before. We were speaking on solar. Was there a percentage of the roof that you plan on having solar, or was there a square footage?

MS. CHANDRANI: That will depend on the usage and the design of the solar panel. We haven't -- we haven't decided right now how much square footage of area we will require.

MR. KIPP: So we can't commit to 50 percent of the roof area or anything like that, or that seems too much?

MS. CHANDRANI: That will depend on the calculations of the usage of the building and then how many --

MR. PAPE: I think that -- I think that the question that we owe you an answer to, but the answer has to be because when you generate electricity on site for your own use, you're allowed to generate electricity calculated at 110 percent of your maximum daily use. That's the -- all that you're allowed to generate, and then the excess can go into the grid. You can't overgenerate with the goal of making money selling it to the grid. We'll see what we can do about projecting the electric demand for a building of this size and have a much better answer for you.

MR. KIPP: Thank you, just because my concern would be that you commit to solar but then it turns out to be 5 percent of the roof, which isn't doing much.

The second question I had is you mentioned rain barrels. Now, are we talking

50-gallon drums? Are we talking a storage tank? Do you know what kind of volume you plan on storing in the rain barrel?

MS. CHANDRANI: The roof -- the rain water from the roof, those barrels will be -- the water will be collected in the barrels around the building and will be used, but the calculation of how many barrels and how much, which we haven't done it yet, but we can get back to you with that calculation of the roof.

MR. KIPP: Okay, because that could be a substantial volume --

MS. CHANDRANI: Right.

MR. KIPP: Depending on how much --

MS. CHANDRANI: Right.

MR. KIPP: And just one more thing. Based on Mr. Pape had mentioned we did take a field visit. I do have an elevation photo that I would like to share with the board. If you just let me know when the time is right if the architect is done, and I can plug in my computer and share. I just want to show a perspective.

THE CHAIRMAN: And I know, Mr. Philips, you had a question?

MR. PHILIPS: Yeah, if I could.

THE CHAIRMAN: Absolutely. Just push the button.

MR. PHILIPS: Yes, okay. Mr. Pape, do you know if there's going to be a generator on site?

MS. CHANDRANI: Yes, there is a generator. This is the generator pad there. So we will be having a generator there.

MR. PHILIPS: Okay. When you say this is going to be here, again, it's getting recorded.

THE CHAIRMAN: Well, not that just wasn't.

MS. CHANDRANI: So the generator --

MR. PAPE: It's adjacent to the mechanical room.

MS. CHANDRANI: The generator pad is next to the mechanical room. Better?

MR. PHILIPS: So that's the closest spot on this property to the people that are at 2 Perry?

MS. CHANDRANI: Yeah, 2 Perry is there.

MR. PHILIPS: Okay, so I assume that you're planning on sound attenuation and so forth regarding the generator.

MS. CHANDRANI: Sure, right, and there is -- this is the retaining wall, which is almost 6 feet high from the ground and then the 6 feet of

the fence on top of it.

MR. PHILIPS: Natural gas?

MS. CHANDRANI: Yeah, I think we have natural gas on the site.

MR. PHILIPS: Thank you.

MS. APTE: Mr. Chairman.

THE CHAIRMAN: Yes.

MS. APTE: Couple of more follow-up questions.

THE CHAIRMAN: Certainly.

MS. APTE: Mr. Pape, do I ask about the signage right now, or are we going to ask that to the engineer?

THE CHAIRMAN: Who would you like to answer questions about signage, Mr. Pape?

MS. CHANDRANI: If I can answer, I'll definitely answer. You can ask.

MS. APTE: So this is relating to our CME memo. We had couple of questions on the area of the signage --

MS. CHANDRANI: Right.

MS. APTE: -- and how it should include the entire, you know, all the base as well as any kind of decorative features. Since it was not to scale, can you confirm and testify it would be within the area requirement of 35.

MS. CHANDRANI: Yes, it is 35 square feet.

MS. APTE: Okay, and in terms of the signage lighting or illumination, is that external or internal?

MS. CHANDRANI: External. We have showing -- I will show you the signage. That's the signage. We have two spotlights on both the sites, and this total area from the grid here, all this, all the embellishments coming out is 35 square feet.

MR. SACHS: Can we identify this just as a -- I don't think we have to mark it as an exhibit number, but what sheet are you referring to on your plan?

MS. CHANDRANI: This is just a two-side monument signage, which I had sent it to -- I think the signage is on the --

MR. SACHS: It's in the submission.

MS. CHANDRANI: -- site plan, as well. It's the same thing.

MR. SACHS: That's fine.

MS. APTE: And the lighting of the signage will follow the code, which is between --

MS. CHANDRANI: Yes.

MS. APTE: (Inaudible)

MS. CHANDRANI: Yeah.

MS. APTE: Also, could you clarify about the little forward piece. Is that a digital camera?

MS. CHANDRANI: No, it's not digital.

MS. APTE: Chairman, just one second.

Since I had raised these questions with the earlier witness, could you talk a little bit about the impervious coverage and how it's still being maintained the same. I think they had said because of the reduction in the square footage of the building --

MS. CHANDRANI: Right.

MS. APTE: -- even though the dumpster area is being pushed back, the impervious coverage is still being maintained.

MS. CHANDRANI: Right, I can do that.

MS. APTE: It's still a variance, though, right?

MS. CHANDRANI: Still a variance, right. So the building was right up to here, and this one was here. This side was there. So all this area, the 354-square-foot reduction, is going back to the -- to the -- for the impervious -- for the pervious areas.

MS. APTE: Okay.

MS. CHANDRANI: And that is what the dumpster where they are pushing it 6 feet inside will compensate for.

MR. SACHS: (Inaudible) just so the record is clear, the reduction in area, use the cursor to show us.

MS. CHANDRANI: Okay, so the reduction starts from the corner of the mechanical room. It goes like that. It was here before. The building was here. This building was at the level of the retaining wall. And the yoga was also 3 feet above here. So all these back portion has been reduced, and that came out to 354 square feet.

MR. SACHS: Thank you.

MS. APTE: Also, could you talk very briefly regarding the fencing, what kind of material that's being proposed now that the aerial fencing is also being increased. Is it still vinyl?

MS. CHANDRANI: It's a white vinyl fencing, right.

MS. APTE: Thank you. The last question -- and I apologize if you're not the correct witness to ask -- but we have noted in our memo the parking is still a variance requirement; however, we did see

in the engineering plans that it was noted as no longer a variance. I just want to confirm. Do you still agree that is a variance requirement?

MR. PAPE: The parking testimony is best coming from Scott Kennel.

MS. APTE: Thank you.

THE CHAIRMAN: Any other board or questions of this witness? Then, Keith, why don't you --

MR. SACHS: Do you have an exhibit?

THE CHAIRMAN: -- you put on your exhibit now, and then we're going to take a little break, folks, because the chairman has to.

MR. HEPPEL: You're a good man, Shawn.

THE CHAIRMAN: And I note while you're setting up -- and I apologize if I missed this. Lou, I see we have a new face from CME with us.

MR. PLOSKONKA: Yes, Mr. --

THE CHAIRMAN: Is it the new guy's job to hold down everyone's button?

MS. APTE: The planner is too lazy; is that what you're --

THE CHAIRMAN: So if you just could, while Keith is -- just introduce him, and -- although I know we've met over the years, I just don't know that we've met formally.

MR. PLOSKONKA: Mr. Chairman, this is Anthony Abbonizio from our office. He will be taking Jim Lambert's place.

THE CHAIRMAN: Good.

MR. PLOSKONKA: I'll pass this on to him so he can introduce.

MR. ABBONIZIO: Good evening, Mr. Chairman.

THE CHAIRMAN: Good evening, Anthony.

MR. ABBONIZIO: Look forward to working with you all.

THE CHAIRMAN: Same here, and are you an Anthony or a Tony?

MR. ABBONIZIO: I'm an Anthony. My dad is Tony.

THE CHAIRMAN: Okay. Very good, Anthony. Welcome, and we'll get to know each other better down the line.

MR. ABBONIZIO: Thank you.

MR. SACHS: Keith, let's mark this maybe T-1, Township-1. Okay.

MR. KIPP: All right, so just briefly, that -- the white solid line that you see is a telescoping level rod, and I tried to put a safety

vest at the top of it to show that top is 25 feet high. I also put a yellow ribbon at 15 feet high so that you could -- I could show the scale of 40 feet, which at that spot that I'm standing, that's roughly 60 feet from the property line, which is about where the building is. Now, granted, looking at the picture, the building is going to be to the right. So you can see, as Mr. Pape mentioned, that is quite a large tree right there, over 60 feet, but I don't know how much that one will help screen it. Where the house is -- and I wish my photographer, Colleen, got more of the house in, but this is all I have. Where the house is, that house isn't going to be there anymore, so you're going to see that 40 feet high. Now, again, we -- the testimony was the building was 37 feet. Where I'm standing, there was a 2-foot-9-inch difference in elevation so that's why I just rounded it up to the 40. Now, granted, the top of that yellow line at 40, that's going to be the top of the building. Even though -- as you head -- progress up Perry Road towards Corona, that grade goes up, the top of that yellow line is going to stay consistent, and all I wanted to show here is that there is a large mature tree right in front of I believe this is 4 Perry Road, and that will assist in screening, but with the house gone, I'm not sure what kind of landscaping you're going to get to show that other view, the perspective that you showed that it's all trees, because those are some pretty big trees to plant to screen that.

MR. SACHS: Keith, where was this picture taken from? What property is this?

MR. KIPP: That is -- I am in the -- I'm in the back of 4, which again was 60 feet back, which is pretty much where that building is going to be. Granted, it's going to be more to the left where I'm standing or towards Corona because, you know, I couldn't get the same view from the street with the house in the way, but that's about -- where I'm standing is about as far away as the building is going to be, and now, of course, Perry Road is on an arc, and the building is going straight so it does get further away from a Perry Road, but I just felt that was an ideal opportunity to show what I felt was, you know, the elevation of what we're going to see.

MR. SACHS: Thank you. I have a question, Mr. Pape, just a question. I don't think on the floor plans there's no basement proposed for this building, is there?

MR. PAPE: The only basement is as Yoshita described the first floor is below grade so it's not -- it doesn't function as a basement. It's the ground level at the front of the building.

MR. SACHS: There's no separate basement.

MR. PAPE: No, it's on slab.

THE CHAIRMAN: Thanks, Keith. I think at this time we'll take about a 10 or so minute break. Everyone, please, if you're inside, please leave your masks on, and we'll see you in a few. Thank you.

(Board recess)

THE CHAIRMAN: Okay, folks, we're back, back in session. Mr. Pape, you have -- your next witness is?

MR. PAPE: Mr. Chair, Scott Kennel is our traffic expert, and he is our third and final professional witness this evening.

THE CHAIRMAN: Thank you, sir.

Mr. Kennel, will you raise your right hand and be sworn. Do you swear to tell the truth, the whole truth, so help you God?

MR. KENNEL: I do.

THE CHAIRMAN: Okay. Just spell -- state your name, spell your last name, and give us a bit of your CV so we can qualify you as a traffic expert, please.

MR. KENNEL: Yes, again, it's Scott Kennel, K-e-n-n-e-l. I'm with McDonough & Rea Associates, 1431 Lakewood Road, Manasquan. I'm a principal with McDonough & Rea Associates traffic and transportation consulting firm. I have over 35 years of traffic and transportation planning experience throughout New Jersey. I have prepared over a thousand traffic impact studies for both private and public sector clients. I have testified in over a hundred municipalities, including this board as well as the township zoning board on a number of matters, and I have been qualified by the New Jersey Superior Court on three land use matters as a traffic expert, and I'm a member of Institute of Transportation Engineers.

THE CHAIRMAN: Thank you. We're happy to accept you as an expert this evening.

MR. KENNEL: Thank you.

MR. PAPE: Mr. Kennel, I'm going to ask if you could begin with the -- we have the rendered site plan up. If you could begin by describing the driveways that connect this site to Ryders Lane and

if you could share with us your opinion as to their adequacy and safe features.

MR. KENNEL: Yes. Again, the -- don't remember which exhibit this is. This is A-6 or 7.

MR. SACHS: I think it was A-6.

MR. KENNEL: A-6. Referring to exhibit A-6, the site's been designed to provide a bifurcated access with the southerly driveway for ingress only, right-turn ingress, and then we have a counterclockwise circulation pattern with at the northerly Ryders Lane frontage we have an egress only right turns. So there's right turns into the site, right turns out. We have parking for 72 spaces, and we also have a drop-off area adjacent to the proposed building.

The design of this site provides efficient movement of passenger vehicles as well as large wheel base vehicles serving the site, and at the exit point of the site we have sight distance that exceeds the recommended standards based on the posted speed limit for Ryders Lane. So it's from a design perspective, this is a safe and efficient design here for the site.

MR. PAPE: If you could describe to the board what vehicles are anticipated and confirm that the turning radius of those anticipated vehicles has been accommodated in this design.

MR. KENNEL: Well, as I mentioned, it's primarily passenger vehicles. We will have refuse vehicles obviously entering this site, which is a wheel base 30-foot vehicle, and there may be small delivery vehicles as needed for the site, and the design presented will accommodate those design vehicles.

MR. PAPE: I'm going to ask if we can go through the parking demand of this -- of the proposed uses and the parking that is provided. There is 72 parking spaces on site, and there are three separate uses, none of which would overlap is the operations testimony of our client. I'm going to ask if you could describe the parking demand, the parking needs for each of the uses and then share -- and then share with us your opinion as to the adequacy of the parking supply.

MR. KENNEL: Yes, so that's -- the most important thing here is that the three uses will qualify as the daycare center, the yoga studio, and the worship hall will not function at simultaneously. They'll operate at separate and distinct times, and as far as the daycare center is

concerned, the peak demand for daycare center will be anywhere from 20 to 25 vehicles parked on site, and again, it's important to recognize with a daycare center is that children generally arrive over a 2- to 3-hour period, and then dismissals occur over a 2- or 3-hour period, so you don't have all the parents on the site at the same time, and so you'll have the parents that are arriving to drop off their children while you have staff, which I was advised that there will be a maximum of 10 employees serving the daycare center.

As far as the worship hall and the parking demands for the worship hall, it's important to note that on a regular basis, there's -- there will be approximately a hundred congregants attending the facility, and the -- and they will generate a parking demand in the range of 35 to 45. At the time that we have full occupancy, 188 participants on site, the parking demand consistent with the township ordinance of one space per three seats would be 63 vehicles. We're providing 72 parking spaces, so therefore, the 63 we will comply with the township ordinance, and I think it's important to recognize the town ordinance basically does accumulative parking requirement as if all three uses I mention would be operating at the same time. As has been testified by the applicant and the other witnesses, that is not the case. There will be -- none of the three types of uses will occupy simultaneously, and the most intensive use would be the fellowship hall, and we comply with the ordinance in my opinion based on the fact that we're providing 72 parking spaces.

There's also been discussion that they have special occasions where they'll have attendance in excess of 200, and that's where they have an arrangement with an office building at 1200 Tices Lane where there are approximately 120 parking spaces available for events that would occur either weekday evenings or on Saturdays when -- Saturday and Sundays when the office buildings doesn't have their peak parking demand.

MR. PAPE: Would you -- I'm going to ask for some assistance in a moment, but could you describe the parking demand created by the yoga studio.

MR. KENNEL: The yoga studio will have a parking demand anywhere a maximum of 20 to 25. That's when they're at peak attendance. Generally, it's been set up that they expect 10 to 12

participants in the yoga studio. Excuse me. Just with this mask it's a little difficult. So at maximum attendance for the yoga studio, the peak demand will be 20 to 25 vehicles.

MR. PAPE: So if we were to look at the parking demand created by the daycare center, you opined that there will be 25 parents maximum and 10 employees. My math says that the daycare center would create then a maximum demand of 35 cars. Does that sound accurate?

MR. KENNEL: It's my opinion that it would be less than that. Again, when you consider the number of employees and not -- the fact that all the parents are going to be there at the same time and parents are generally there for drop-off and pickup, take anywhere from 5 to 10 minutes, so it's kind of a -- it's a rolling aspect where people are arriving and departing. So you have 10 employees, and I wouldn't expect more than 15 parents to be on site at the same time with the 10 employees.

MR. PAPE: So the daycare center is imposing a parking demand on parking lot somewhere 35 or less cars, and there's 72 stalls available.

MR. KENNEL: That's correct.

MR. PAPE: Plenty of parking when the only use is a daycare center.

MR. KENNEL: That's correct.

MR. PAPE: The yoga studio you opined could be 20 range, more like 10 to 12, again, 72 parking stalls available. If the only use is the yoga studio, plenty of parking for the yoga studio?

MR. KENNEL: Correct.

MR. PAPE: And if the worship is taking place, and the ordinance -- you described the number of parking stalls that's required for 188 congregants as 63?

MR. KENNEL: Sixty-three parking spaces.

MR. PAPE: And we're at 72?

MR. KENNEL: Correct.

MR. PAPE: Again, the parking is adequate for that use.

MR. KENNEL: Correct.

MR. PAPE: I think we'd be remiss if we didn't point out not only is there an arrangement with Wilkin & Guttenplan to use 1200 Tices as parking, but your applicant has stipulated there will never be an event that requires off-site parking without first asking the township for a permit for an event where we would have to demonstrate that that parking is in place.

So with that those commitments made to the town, are you comfortable that this parking lot is more than adequate for all of those three uses if they are operated as committed, one at a time?

MR. KENNEL: Yes, I am.

MR. PAPE: Mr. Kennel, do you have anything further to share with the board?

MR. KENNEL: The only thing I think the highlight is that we did evaluate the site driveway for the peak periods, traffic generation periods, which we considered as weekday a.m. for when the drop-off activity occurs at the daycare center, the pickup time period, which is in the afternoon for the daycare center, and then on the weekends when you have 188 congregants on site in the fellowship hall. On all occasions, the site driveway would operate at level of service C or better, and I'm sure you've heard testimony we rate intersections or driveway level of service from A to F. C to D is the design standard to try to achieve, and our analysis shows that that site driveway would operate at level of service C or better during those peak hours analyzed, and that's -- I'm available for questions.

MR. PAPE: Thank you. Mr. Chair, I have nothing further on direct of Mr. Kennel. He is available to you.

THE CHAIRMAN: Any questions for this -- Mr. Philips.

MR. PHILIPS: Mr. Kennel, do you have any specific area of the parking lot that will be designed for the daycare to limit or make the passing of the children through area where cars might be driving minimized?

MR. KENNEL: My expectation is that -- and again, those are finer details if we should be gained approval to deal with operational aspects, but I would expect that the drop-off for parents would occur with those spaces closest to the building, those angled spaces, and then we could also have some spaces along the north side where we have parking along the north side --

MR. PHILIPS: Are there walkways there?

MR. KENNEL: I would look to have employees in the central area of the parking field so that we can have the parking spaces closest to the entrance available for the parents pickup and drop-off.

MR. PHILIPS: And there are walkways there for the children to walk that they don't have

to traverse through the parking lot?

MR. KENNEL: There are walkways along the front of the building. As far as the other parking spaces, we would be walking -- we'd be -- there's a pathway behind the handicapped spaces. That's something I guess we can extend along those parking spaces or provide a crosswalk from the I guess eight or nine parking spaces west of the one-way drive aisle so that they could cross to the front entrance.

MR. PHILIPS: Thank you.

MR. KENNEL: You're welcome.

THE CHAIRMAN: Further board questions for this witness? Yes, Rachel, is that you? Mayor Cohen.

MAYOR COHEN: I don't know if you could answer this question, but there was a resident at the last meeting --

UNKNOWN SPEAKER: Can't hear you.

MR. CRISCUOLO: Push the button.

MAYOR COHEN: I don't know if you could answer this question, but there was a resident at the last meeting who brought up a -- what I think is a very valid point regarding traffic flow, and her point was that in many instances, because people that are coming on the other side of Ryders Lane, not the side that the temple is on, it is far, far, far easier for people to make a left-hand turn at Corona and park on the side streets than it is to go past the temple, make a turnaround, and come back, and so I guess the question is the only difference between what the condition is now and what the condition would be later is that you're now adding a bigger building significantly and more people and more parking, so my guess would be -- and maybe the residents when they get up here and talk -- is that if the problem -- does that problem already exist now, and if it already exists now, what would and could we do to prevent that problem from occurring when there's going to be significantly more people using the temple.

MR. KENNEL: Well, I'll address the fact that obviously we're providing a greater parking field and more parking spaces than what presently exists, which may create some of the situations that exist today. Also, accessibility to the building would be from the parking lot, so in my opinion it's not convenient for anybody to, say, park on Perry, or if they park on Corona, then it's going to be to obviously a longer walk, and depending on the time

of year, deal with inclement weather, but --

MAYOR COHEN: I'm just saying if they already do it now, then what's going to prevent them from doing it later, and it's going to be whatever it is now times the more people that are going to be using the facility.

MR. KENNEL: If it's public parking, you're correct, there's very little you can do to control that other than maybe create a permit -- signing for permit parking for residents along that section. That would be a means to discourage that type of activity. But the fact you have a public roadway with, you know, available parking, in my opinion, it's difficult unless you create a permit parking approach.

THE CHAIRMAN: Any other questions for this witness? Mr. Criscuolo.

MR. CRISCUOLO: I think some good points were brought up about pedestrian crosswalks through the field, the parking fields. As we all know, in the state, motorists have to yield to pedestrians in the crosswalk, and I'm concerned also with any of these activities that are at night, you know, to use the reflective crosswalk in the street so people can clearly see what the signage, probably signage -- we've done this on numerous other sites, and I think it's appropriate here because you do have a lot of people coming into the building.

THE CHAIRMAN: Thank you, Joe. Any other questions for the witness? By the staff? Yes, Lou.

MR. PLOSKONKA: Mr. Kennel, can you run through how you developed your trip generation for this project.

MR. KENNEL: Sure. The trip generation estimates that we provided -- and again, let me qualify -- our revised traffic report dated July 29, 2021, was based on information provided by the applicant and then also a consultation with the Institute of Transportation Engineers Trip Generation Manual, which is the document that's utilized by NJDOT in Middlesex County in projecting traffic for the uses that we have identified. As far as the weekday a.m. and p.m. peak hours, the ITE Trip Generation Manual is consulted for daycare centers, and based on the number of employees, using the trip rate that they have published, we came up with their traffic projections of 44 in the morning and 43 in the afternoon. Again, that's for a 60-minute period. As I stated, daycare centers

usually generally have activity for a 3-hour period in the morning and 3-hour period in the afternoon.

As far as the Saturday peak hour, which was coincidental with fellowship services, we took into consideration and reviewed when traffic would be exiting the site because that is the more critical movement for traffic to make a right turn out and you have a level of service -- we don't have a means to calculate a level of service for someone making a right turn in. It's only the right turn out because that's -- it's considered a conflicting movement with northbound traffic on Ryders Lane. And we assumed that all the congregants and all the vehicles would be leaving the site within the 1-hour period. That's in my opinion conservative because a lot of times people socialize afterwards and stay a little bit longer and just -- so we took a worst-case and based on again the number of parking spaces and also considered that there would be approximately 10 vehicles or -- that would come on site to either drop off or pick up congregants, and that's how we came up with our projection of 85 exiting movements during the Saturday peak hour for when there are 188 congregants on site.

MR. PLOSKONKA: So for the fellowship services, is there no ITE data for similar uses that could be used to generate a trip generation?

MR. KENNEL: For -- they have other religious facilities that are either church or synagogue, and if I use the ITE data for a synagogue, it would have -- using their standard trip rates, it would be approximately a hundred trips versus the 95 that we utilized, so it's generally consistent. For a church, the rates are a little bit higher, and again, the data points usually are indicative of larger facilities, but that data point -- using that data, if we use the church land use code, it would be approximately 130 trips. It's my opinion even if I used 130 trips, we'd still have a level of service C for the site driveway. And I didn't take into any consideration the Tices Lane intersection traffic signal that creates gaps in the traffic flow in the northbound direction and platoons traffic, so the analysis that we performed in my opinion is a worst-case scenario.

MR. PLOSKONKA: And were there any analyses done of the existing trips for the current facility?

MR. KENNEL: There was not because, again, when we were retained, it was kind of during

the COVID period. We were retained about a year ago for this matter, so again, there wasn't -- because of the pandemic, in my opinion it wasn't appropriate to do traffic counts.

MR. PLOSKONKA: Would there be an opportunity to do that now?

MR. KENNEL: I have to check and see whether they are back at full attendance, but that's something obviously I guess we could consider if they're back to pre-COVID attendance.

MR. PLOSKONKA: Yeah, that would be something that I think we'd be interested in seeing.

MR. PAPE: If you would, Mr. Ploskonka, what is that examination that you would like to see?

MR. PLOSKONKA: Basically an analysis of the current traffic that's being experienced from the facility, to and from the facility.

THE CHAIRMAN: Yes.

MS. APTE: Mr. Kennel, could you just clarify. I want to make sure. Per the ordinance, it's required that all uses on a mixed use facility, the parking has to be counted, so I want to make sure the parking requirement as it's proposed, even if you don't consider the yoga as a separate use in itself, the places of assembly and the daycare would create a requirement of 75 spaces, and what's being proposed is 72. I mean, I understand the opinion that, you know, the uses are not simultaneous, but I do want to make sure it's on the record that it is a variance as per the ordinance; is that correct?

MR. KENNEL: The answer is yes.

MS. APTE: Okay, thank you.

THE CHAIRMAN: Any other staff questions? Board questions for this witness?

Thank you, Mr. Kennel.

MR. KENNEL: Thank you.

THE CHAIRMAN: Mr. Pape.

MR. PAPE: Yes. Mr. Chair, this is -- I think we've reached the point where our direct presentation for this evening is concluded. We do intend and with your permission we'd like to schedule time with your professionals to work through their staff report comments before returning, but we conclude our direct presentation this evening. We're not resting, but we conclude this evening. The balance of the meeting is as you direct.

THE CHAIRMAN: Sure. Thank you, Mr. Pape. I'd like to hear from members of the public this evening. Let me just lay down a couple of

ground rules. If you've spoken -- if you spoke last meeting, please let people who did not speak last meeting speak first. It's not -- I'm not saying that I'm not going to allow you to speak again, but I'd like to be courteous and allow those people that did not speak last time to speak this time, and I saw a few eye rolls in the audience, and I just think that that's the -- that's the polite thing to do when we're dealing with our neighbors. So anyone who did not speak last time who would like to speak -- yes -- the woman -- yes.

MS. SILVA: My name --

THE CHAIRMAN: Hold on. You have to come up to the mic, and before you say anything, you have to raise your right hand to be sworn, and then you can speak. So do you swear to tell the truth, the whole truth, so help you God?

MS. SILVA: I do.

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

MS. SILVA: My name is Zenaida Silva. It's -- the last name is S-i-l-v-a. I live in number 5 Perry Road in East Brunswick, and I've been living there since 1983.

THE CHAIRMAN: Welcome, Miss Silva. The floor is yours.

MS. SILVA: I move there in 1983 because I used to live in New York where it was such a mess, and I want to live in a place where I can have peace, a residential area. I'm sorry I was not able to come here sooner because my husband just passed away.

THE CHAIRMAN: Oh, very sorry to hear that.

MS. SILVA: I have been sick myself, and so -- but I'm here finally.

THE CHAIRMAN: Welcome.

MS. SILVA: Because I live right across from those two houses that they're going to take down. Looking from my house, it's right in front of my nose. Can you imagine, each one of you, living in my house and having that building right in front of you? I bought that house in order for me to live a nice and comfortable house area, not a place where there's a building. I pay big taxes for this, to live in an area that is livable, but this is not fair. I don't know how we can entertain such an idea to put this kind of place in a residential area. How can that be? It hurts me to know that we

entertain this kind of thought.

I'm sorry if I sound so mean, but this is my honest opinion, and I hope each one of you will decide the right thing for each and every one of you us here who have lived in this neighborhood for many, many years. This kind of building is not meant for this residential area. It's meant to be someplace else.

And I thank you for giving me this privilege of speaking.

THE CHAIRMAN: Well, thank you, Miss Silva. One again, you have the condolences of the entire board on passing of your husband.

It is also our job to hear applications that come before this -- this board. We don't get to prejudge their appropriateness. So we hear -- if the application is a qualified application, it is our job to hear the evidence, hear the residents, and then render a decision. So I'm so glad that you came and shared your thoughts with us tonight. Don't worry that you weren't here earlier. You are here now, and we heard you tonight. So thank you for coming.

MS. SILVA: Thank you.

THE CHAIRMAN: Yes, the woman over here. Raise your right hand to be sworn. Do you swear to tell the truth, the whole truth, so help you God?

MS. FURGANG: Of course.

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

MS. FURGANG: My name is Cindy Furgang.

THE CHAIRMAN: I'm sorry, Cindy. I heard your first name but not your last.

MS. FURGANG: Furgang, F-u-r-g-a-n-g. I live at 4 Colburn Road, and just very quickly, I understand -- I prepared a PowerPoint, but I understand I'm not allowed to present it, and my memory is not what it is was, so -- but I did have -- I did go around to the different churches in town and asked them about square footage and their histories and how they dealt with issues like this, and a great many of them had, you know, moved to East Brunswick because they needed larger properties. So I got a good point of view from, you know, good idea of their points of view and learned a few things, and, you know, they gave me some measurements and things like that, and I can bring it up, you know, at the next meeting because I can crunch some numbers, but I just wanted to say really

briefly what just hit me was -- excuse me --

THE CHAIRMAN: That's okay. Would you like a glass of water?

MS. FURGANG: No, it's okay. I'm overcaffeinated.

The 5- to 10-minute daycare pickup I think is wildly optimistic, and I think any parent here would say that. So there is that.

Secondly, there is the fact that the people coming exiting out of the site onto Ryders Lane, they can't make that left, so what they will do is in a perfect world they would go, you know, all the way down to the circle at Douglas and come around and come back on Ryders. They won't do that, obviously, and that would keep them out of, you know, from going down Salt Meadow and then to coming back out at the light at Sullivan Way, or what they will most likely do is make the right on Corona, make the right on Sullivan, go over the Turnpike bridge, make the right on University, and then when they get to the light at Harts Lane, which is going to be a nightmare because of the development of the Alfieri on Harts Lane, and these are all residential neighborhoods. It's just going to be an increase.

I'd also like to bring up the fact that there are 450 students that are going to be at Lawrence Brook School, and this is summer, and I don't see anyone here from the school, and I certainly think that they should be since they are responsible for the safety of the students that they should have a chance to come here and look at the plans and have a chance to weigh in.

So that's all I have to say tonight.  
Thank you.

THE CHAIRMAN: Thank you very much. Cut down on the caffeine. You're not going to be able to sleep tonight.

Yes, the gentleman who has his hand raised. Please raise your right hand to be sworn. Do you swear to tell the truth, the whole truth, so help you God?

MR. PLUTA: I do.

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

MR. PLUTA: My name is Artur, A-r-t-u-r, Pluta, P-l-u-t-a, and I reside at 12 Perry Road.

THE CHAIRMAN: Welcome.

MR. PLUTA: So I share the view of Mrs. -- from 5 Perry Road regarding her husband,

regarding the area the residential, the nature of the residential area that we live in. This is certainly something that is not going to no matter what blend well into what is in the existence today, but I'd like to ask couple of specific questions regarding the plan if I may. Can I address a question to the specialist? So let me start.

THE CHAIRMAN: You may, yes.

MR. PLUTA: The gentleman that talked to -- talked about the traffic.

THE CHAIRMAN: Mr. Pape, would you like him to ask the question through you? Is that the easiest way? You don't care. Okay.

MR. PLUTA: So one thing that you mentioned was that you made an agreement with the owners of 1200 Tices Lane to use their parking lot in cases of high traffic. So first question I'd like to ask you is what is the distance from the parking lot to the facility approximately?

MR. PAPE: Little bit of clarification. What we shared with you is correspondence from the owners of that building indicating that we were -- that they would allow us to use their parking lot during those time periods. That's what -- are the basis of our statement, and then we also indicated that we would never use that parking lot without first coming to you for -- the township, the governing body for a permit where we explicitly set forth the terms of our overflow parking.

MR. PLUTA: Okay, so that was not --

MR. KENNEL: Again, Scott Kennel, McDonough & Rea. As far as the distance from that office building at 1200 Tices line to our site, it's approximately 1,000 feet.

MR. PLUTA: Okay. Do you know if there is a safe way to exit that parking lot and get onto the sidewalk that is on Tices Lane leading to the site, to the facility?

MR. KENNEL: I don't know if I understand the question.

MR. PLUTA: Okay. There is parking lot which is behind 1200 Tices Lane, right?

MR. KENNEL: Correct.

MR. PLUTA: You want to get on the sidewalk that is on Tices Lane. Do you know that there -- if there is a safe way for pedestrians to get from the parking lot onto that sidewalk.

MR. KENNEL: There is a lawn area or grass area you'd have to walk onto to get to the sidewalk that extends along the entire length of

Tices.

MR. PLUTA: That's correct. There is no sidewalk on the Tices Lane length of that leading to that sidewalk on Perry Road -- on -- I'm sorry -- on Tices Lane -- on Ryders Lane rather, right, so that immediately poses danger to the pedestrians. There is no sidewalk. There is traffic. There is people making right turns from Tices Lane onto Ryders Lane. I am on that street, on that road every single day almost. So as of today, even though you can park in that lot, there is no really way to get on the sidewalk -- on the sidewalk on Ryders Lane from it unless township provides some new construction and the sidewalk is built. So that was just something that caught My attention.

One thing -- another thing regarding the plan, do you have a plan that would project the new construction onto the existing plans that are there today? And what would be the effect of the construction, especially on those large trees? Will they survive the construction? Because I have not seen a single one -- I see this picture. This is very nice, but this is maybe 30 years from now. Because out of those three or four or five trees behind the building, there's only one tree of that size in existence today. That's the one that is right in front of the entry to 4 Perry Road, right? There's nothing -- those trees don't really exist.

THE CHAIRMAN: Well, let's -- you asked a question. Let's get it answered.

MR. PLUTA: So is it possible to ask for either a 3D model with what's already out there and how that maps onto the plan so everybody can see in three dimension. All of these drawings are nice for technicians for people who understand it. For us, they're not. I think we already addressed that the last time, that we'd like to see a model. These days in 21st century, that should not be a problem.

THE CHAIRMAN: I think you asked -- your question was about the survivability of the trees. Was that -- or did I miss --

MR. PLUTA: That, too.

MR. SACHS: Mr. Pluta, I think --

THE CHAIRMAN: Why don't we let the applicant answer that question first.

MR. PAPE: Mr. Wiener, I'm going to ask if -- the three large trees that we described that are in the front yards of the residences on Perry, if you could share your professional opinion as to whether the separation of the area to be disturbed

to the new building and those trees is adequate for us to have an opinion -- for you to have an opinion that they will survive.

MR. WIENER: The pine trees that we are talking about are -- the existing trees remain that are shown on the plan are shown as dashed circles. So if you're looking at 8 Perry and you're standing on Perry Road, you can see two of them to the right of that. Those two are nowheres near where any disturbance of the site will occur. All the way to the right, there's another circle, a dashed circle that you can see in the middle, and that's the large oak tree. Again, that one is not in proximity to where any disturbance will occur. The largest tree, which is I guess at the southeast corner of the building, is kind of hard to see in this display. That is the 60-foot-high pine tree. That is very close to the existing house. I have explained to everyone that we need to be very careful when we do the demolition of that house, but understand that the foundation wall of the basement has protected anything beyond that from the root system going beyond that part of the house where the demolition would occur. So most of that root system from that tree is in the front yard, and again, the building that we're proposing is significantly further back from where the existing house is in that location, so I believe that for at least the three, the first three that I discussed, there shouldn't be an issue. The fourth one we need to be very careful during the demolition to make sure that tree survives, but I believe it will. Pine trees are very hardy.

MR. PLUTA: And there are no other trees in the back yards of those 4 and 6 Perry Road where the new construction will actually occur?

MR. WIENER: So behind 8 Perry you also see a row of dashed circles. Those are also existing very large mix of evergreen and deciduous trees that will remain.

MR. PLUTA: Yes, but with all due respect, that 8 Perry Road is kind of on the side. This is not really a main area of where the action will happen.

MR. WIENER: Correct.

MR. PLUTA: The action will happen at 4 and 6 Perry Road, and these are the back yards that I'm asking. I understand 8 Perry Road is already in beautiful shape, and it seems from this drawing that there's not going to be much except for that pool. So let's concentrate on 4 and 6 Perry Road because

there are also several large trees --

MR. WIENER: Right.

MR. PLUTA: -- right in the back yard where the -- around the pool at 4 Perry Road --

MR. WIENER: Correct.

MR. PLUTA: -- and all around 6 Perry Road on their respective -- in their respective back yards.

MR. WIENER: Correct, so that's where the building is going to go, so these trees will be removed.

MR. PLUTA: So those trees will be taken down?

MR. WIENER: Correct.

MR. PLUTA: So it's nice for us -- would it be possible to see where those trees are today that will be taken down.

MR. WIENER: Yes. The trees were located by the surveyor. We could do an overlay, which shows all the trees that are on the site currently that were located. I believe 6-inch caliper and larger trees were all located and shown on the existing conditions plan, which is part of the set.

MR. SACHS: And, Mr. Pape, you've agreed to provide by the next meeting some type of viewshed from 4 Perry Road, 6 Perry Road. You'll show what trees are remaining. You'll indicate if they're deciduous or evergreen. Okay. Thank you.

MR. PLUTA: I'd like to ask a question regarding the views. So thank you for asking those questions earlier. Yes, you. Thank you. But it was on the other -- in the other file where we had four different views. Would it be possible to revisit that?

THE CHAIRMAN: You have about another two or three minutes.

MR. PLUTA: That's fine. There's one particular view that I was very interested in learning a little bit more about, okay. So the top right, is that pretty much the behind of the back of the main building?

THE CHAIRMAN: Microphone.

MS. CHANDRANI: So that view is on the north side of the --

MR. PLUTA: Okay, and in your opinion, where I would be standing on Perry Road to see exactly that?

MS. CHANDRANI: You won't be able to.

MR. PLUTA: I can see it now.

MS. CHANDRANI: This is on the back of the gas station.

MR. SACHS: Yeah, that view is from Corona.

MR. PLUTA: That is from the gas station.

MR. SACHS: The gas station.

MR. PLUTA: The side.

MS. CHANDRANI: Yeah, that's the side.

MR. PLUTA: Where is the actual view from Perry Road, because the lower, right lower, that's from the corner from 2 Perry Road, conveniently having trees that already exist, small trees on the side -- on the side on the curb that hide -- that hide the currently building on 4 Perry Road, but it doesn't show -- it doesn't show the entire building. Okay, so if I stand -- can I see -- could we see the view of the back of the building when I'm standing on Perry Road right between 4 and 6 Perry Road.

MR. SACHS: Mr. Pluta, that's what I just mentioned. That's what I'm requesting the applicant to provide at the next meeting. We don't have that this evening.

MR. PLUTA: Okay. Thank you. So finally, I'd like to also state that me and my wife, we've been the residents of East Brunswick for the last 30 years and residing at 12 Perry Road for the last 20 -- what, 24 years now, maybe 23, long enough. So there are other people, some people in other places where they can move to. Most of us, this is our main residence. This is our main -- as we say in America this is our main (inaudible) this is our main investment, all right. I have not heard -- I would like to hear your opinion from the board, who I assume and I hope and I pray that you are on our side and your main interest is us, because when I look at this, this seal, the first thing that I see is home. The second is education. Third is commerce. But it's home and education. That's why we moved, all of us moved to East Brunswick. That was the reason. What this with all due respect -- truly, this is not I don't care what you do, where you go, I do, but I have to look at what's our, mine, mine and my family impact on from this -- from this initiative. So as a resident, I would really like to ask you to provide us with some kind of estimates what -- if this goes into fruition, what's the impact of our -- of the value of our real estate, of our quality of life.

This building has three floors. If there is large gathering, if there is some kind of event on the second or the third floor and the windows are open, we're going to be right in the middle of it whether we like it or not, whether we like to listen to -- whether we want some quiet at home or not, we will listen -- we'll have to hear it. There's a lot of considerations, also. As far as the parking, it's also -- I mean, I can think of five different things right now. The location of that lot is so unfortunate relative to Ryders Lane. You can't make the left turn getting out of it. You can't make a left turn from Ryders Lane going into it. You have to go and you have to make this crazy U-turn over Tices Lane, Washington Road, Tices -- and then into Tices Lane and back onto Ryders Lane. The same it was already stated, people coming in, I mean, it's going to be much easier to make a left turn from Ryders Lane onto Corona Road and just deal with that. Also, people who will leave the facility and will want to go -- what is it, south or towards East Brunswick basically, there's no way. You have to get into our residential area and hassle to get out, make a -- eventually make a left turn onto Ryders Lane. I understand that it's COVID. I understand that even if you tried to do any traffic measurements, you can't, because half the people don't go to work. I think that the gentleman said that study was done on July 29. That's Friday. And COVID on Friday, 60 percent of people work from home, if not more now days, so the study is completely inconclusive.

We live there. We know what happens on Saturday mornings. Before COVID, and we'll come back, post COVID area, Ryders Lane is like another Route 18.

THE CHAIRMAN: You're going to have to wrap it up, sir, please.

MR. PLUTA: That's all I wanted to say. Thank you.

THE CHAIRMAN: Thank you. Yeah, in the back with your two fingers up. The gentleman in the -- is it a gold shirt? I see you and you spoke last time.

MR. PROHASKA: I didn't know if there was anybody else.

THE CHAIRMAN: I'm not going to forget about you.

Please raise your right hand. Do you swear to tell the truth, the whole truth, so help

you God.

MS. DOERR: Yes, I do.

THE CHAIRMAN: Thank you. State your name, spell your last name, and share with us where you live, please, and none of that was recorded.

MS. DOERR: My name is Carole Doerr, and I live at 21 Allwood Road since 1974, and I have a few concerns here because in East Brunswick, there are every house of worship has been located on a major road, and every spiritual organization in our community is represented. Has any house of worship ever bought houses in a residential community and asked the planning board for approval to build a center that violates the residential zoning code R-3?

THE CHAIRMAN: Is that -- are you asking?

MS. DOERR: I'm asking that question. Has any other -- any other --

THE CHAIRMAN: I heard -- I didn't know if it was a rhetorical question or you were looking for an answer.

MS. DOERR: I'm asking the board.

THE CHAIRMAN: And we'll get you the -- we'll give you the answer. Larry.

MR. SACHS: Yes, there have been a number of houses of worship. I mean, I've been the planning board attorney for 25 years. We've had a number of applications involving houses of worship while I've been here. I also grew up in town even before I was planning board attorney. I can think of the Coptic church acquiring residential properties, Young Israel on Dunhams Corner Road, East Brunswick Jewish Center on Ryders Lane. So there have been instances where those houses of worship -- there's probably our countless ones, but yes, this is not unprecedented.

MS. DOERR: Has this affected the residents of these communities like it's affecting the residents of Lawrence Brook?

MR. SACHS: Well, first of all, you're assuming this application has been approved.

MS. DOERR: No, I'm just wondering if these other things have --

MR. SACHS: Ma'am, I don't know what the impact has been on those communities, all right, but there have been acquisitions of other residential properties for expansions of houses of worship.

MS. DOERR: Well, okay. Let me just finally say I think taxpayers are important to

maintain the quality of life in East Brunswick, and I think taxpayers should be considered because we are the ones who support the blue ribbon school system, the -- and every other -- the wonderful things that East Brunswick has to offer, and we create wealth for East Brunswick, and we create wealth for ourselves, and I think the taxpayers have to have a high standing in this situation, and I'm asking the planning board to consider these facts when you make your decision because this is the way East Brunswick has been designed since 1860. Thank you very much.

THE CHAIRMAN: I would just -- I appreciate what you say. I would just remind you that every one of the people sitting here are -- we are volunteers, we all pay taxes, and that we love this town. I grew up in this town. I'm a product of East Brunswick public school system, as is my friend Larry and as are several other people, so please don't for a second think that we don't have the best interests of the town at heart because --

MS. DOERR: Thank you very much for that.

THE CHAIRMAN: Because we certainly do.

MS. DOERR: And I do have to say I just want to compliment Mayor Cohen for not raising our taxes during this pandemic and reaching out to the community because community is very important in challenging times, and that's a beautiful way to end this conversation.

THE CHAIRMAN: Yes, it is. Thank you.

Any other -- anybody else who did not speak last time like to be heard? Okay, how about those of you who spoke last time. Yes, sir. There you go. You thought I was going to forget you. Please raise your right hand to be sworn. Do you swear to tell the truth, the whole truth, so help you God?

MR. PROHASKA: I do.

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

MR. PROHASKA: Bernard Prohaska, P-r-o-h-a-s-k-a. Good evening, Mr. Chairman, Mayor Cohen, the rest of the board, thank you for the opportunity.

Although the mission of Sadhu Vaswani may be an admirable one, what is really at issue here is quite simply, number 1, does a project of this magnitude fit the character of our

neighborhood. Number 2, does it protect the privacy and peaceful enjoyment of nearby neighbors' properties. Three, does their proposal as presented fully comply with building codes in an R-3 zone. The answer is clearly no. What will the short-term and long-term impact to residents of Lawrence Brook be.

You have heard from many of my fellow neighbors at the last meeting so let's review. SVC is requesting a variance to construct what amounts to roughly a 40-foot, 19,000-square-foot building in a residential area of two-story homes averaging approximately 2,000 square feet in size. That's over 900 percent larger than the surrounding homes. If allowed, this will amount to proverbial Goliath in a land of Davids, which would be totally incongruous within our neighborhood. If they truly need a third floor, why not create a lower level under the main level to reduce the number of floors aboveground. I know this would affect the architecture in a way you probably don't want.

But also, why is this proposed building being planned in the middle of Perry Road properties instead of closer to Ryders Lane? As presented, this is the worst possible site, and better options are available, as will be demonstrated later this evening given the time.

The architectural renderings presented tonight do not really show the deciduous trees, how they will appear when the leaves fall off. The pictures are lovely. They're one-dimensional. But they're showing it in -- under optimum circumstances. The addition of a large nonblending, nonresidential building would likely decrease our values by 10 to 20 percent. On a \$450,000 home, that's a 45,000 to \$90,000 loss. Is SVC willing to compensate us for that, and will East Brunswick reduce our taxes as a result of such a devaluation should it occur.

Demolition and construction will adversely impact our quality of life with noise, environmental pollution, plus potential impact on wildlife in the surrounding areas. SVC has already started demolition to tie into the overburdened sewer lines that have failed at least twice before. I recall walking down Perry Road with my wife on numerous occasions and smelling and seeing that pungent sewage in the street. How will the East Brunswick authorities monitor this and the potential impact on the Saw Mill Brook? If approved, will SVC

post a performance bond for their project to ensure satisfactory completion of their project and/or potential damage to the surrounding area?

I have a question for the architect if I may.

THE CHAIRMAN: Yes, go ahead.

MR. PROHASKA: And it was brought up earlier. We've seen the renderings. They're one-dimensional. It can be a little difficult for some people to truly understand how it compares on scale to the rest of the surrounding area. So my question is quite simply, as was brought up before, why hasn't a 3D model been presented to the public?

MR. PAPE: I'll answer that.

THE CHAIRMAN: Mr. Pape, do you want to answer that? I think that will be better directed to the applicant's attorney.

MR. PAPE: Other than perspective 3-D elements, in 41 years I've never created a 3-D model and presented it to a board. There's nothing in the ordinance that requires --

MR. PROHASKA: Okay. Well, whatever. Okay. There are certainly more suitable properties that would allow for their expansion. Other religious organizations, such as Ved Mandir Temple and the St. Mary Coptic Church, both off Riva Avenue, have accomplished this with little or no impact on their surrounding neighborhoods. The -- pronounce this correctly -- Dwarkadhish Temple -- sorry -- in Parlin was formerly a YMCA. In fact, many religious organizations have repurposed commercial properties to suit their needs in New Jersey. As a for instance, currently, Sunny Palace restaurant, building set on almost 4 acres with parking for over 150 vehicles, is available for sale or for lease. It's a beautiful building inside and out, and this would be an ideal setting for SVC. Have they even considered any alternate sites for this oversized building? SVC has acted presumptively in purchasing three properties on Perry Road and offered to purchase at least one other that I'm aware of. They never approached us to discuss their plans, which a good neighbor would have done. Do they ultimately want to expand their campus and expand their presence? Is this why they wish to build their structure so deeply into our neighborhood? Would you, the board members, as East Brunswick residents really want a project of this magnitude in your own back yards?

Vaswani's message of be happy and make

others happy is clearly at odds with the impact this project will have on their neighbors. They believe that it is important to give, give, give, yet they would be taking by reducing our property values, diminishing the aesthetics of the neighborhood, as well as taking away our feeling of home and peace where we have lived for decades.

I'm almost done. I and my neighbors urge the board to deny this application. To not do so would be a grave injustice to every taxpaying Lawrence Brook resident in proximity to this proposed project.

Finally, I mentioned earlier that this proposed project would result in a Goliath in a land of Davids, but remember it was David who ultimately prevailed. Thank you.

THE CHAIRMAN: Anyone else who has not spoken? Yeah, the gentleman in the back last row. Just out of curiosity -- it's getting late -- how many people are intending to speak this evening? Okay, then please I would ask two things. Let's keep it to about 3 minutes, and let's not repeat what has been said last time you spoke.

Can you raise your right hand, sir, and be sworn. Do you swear to tell the truth, the whole truth, so help you God?

MR. PECK: Yes, I do.

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

MR. PECK: My name is Jeff Peck. Last name is P-e-c-k. I live on 4 Corona Road. My entire back yard is contiguous with the proposed construction, so wherever you stand my back yard, you are going to be looking at the third floor of this beautiful building, and you're going to see lights, and it's going to be quite different than the back yard that I worked on for 37 years that my wife and I enjoyed. So despite the beautiful trees -- I'm a master gardener. I really appreciate trees. I've planted a lot myself. But most of those trees are deciduous trees, as someone said. The evergreen trees are not going to grow more than 6 inches a year. These are -- these beautiful renderings are -- they're absolutely gorgeous, but they don't give you the feeling of you standing in my back yard and sitting. Even though the elevation going down on the Hansen property is 12 feet lower, I will -- I can still see Harold Hansen's second floor, and I will see -- I will see the entire

building.

I'm going to condense this to just two paragraphs. I want to talk about something that's completely different. What I'm going to talk about is when the temple spoke, they talk about -- they talked about what they're going to bring to East Brunswick. What I see is if I were a member, I would be very happy. It's a beautiful structure. It gives them everything that they want. I would be very happy. Well, what does it add to East Brunswick? As you all are -- you know, as I said last time -- trying not to repeat myself -- you know, we are members -- we are residents that produced a blue ribbon -- we voted on a referendum to build a new middle school, add onto a library, built a community arts center, you know, a hundred different things. So the question is what value do they -- are they going to bring to this -- to our town. Is this a community center? I'm not -- I don't know really what those words mean, okay.

So basically, you know, I feel for all my neighbors. I've been here for over 40 years. I have -- the only reason I want to stay in my property is my back yard. My house is a small little split level. It's old. I've been -- my neighbor tried -- Harold Hansen tried to convince me to move. He said, Jeff, you're not going to get -- you're not going to get much for your house. You should move. And I said, Harold, I love my house. I love my back yard. I don't want to move. I put a lot of time and creativity into that back yard. That's where my wife and I spent most of our life there, and that's -- even though she's not here, she is still there. For me in my soul she's still there. I know this isn't logic, but this is how I feel, and it's not going to change.

I also appreciate the fact -- we have to remember that you -- people forget. You are members of this community. You have been on these committees. You don't -- you know, this -- most people don't understand what it's like to be on the Board of Education or on the planning board. It's not a lot of fun. You're taking a lot of -- sometimes comments that are not so nice, and it's a lot -- and you do this because you love the town as much as we do, but this is a tough decision you're going to have to make. What I'm asking for is that you consider an alternative plan that would work for us and for them. If that means having to redo and rework some plans, whether across this -- I think it

might behoove us all because this is, you know, I just hope for the best for all of us, and thank you kindly.

THE CHAIRMAN: Thank you. Yes, the gentleman in the front. I don't think you spoke last time.

MR. LIFSHEY: I did.

THE CHAIRMAN: Okay. That's okay.

(Inaudible)

THE CHAIRMAN: That's right. You were that fellow with the house, the little model.

(Inaudible)

THE CHAIRMAN: We need to have our attorney take a look at it.

(Inaudible)

UNKNOWN SPEAKER: Going to do this first.

MR. LIFSHEY: My name is Arthur Lifshey, L-i-f-s-h-e-y.

THE CHAIRMAN: Just hold on one second. And do we have some kind of visual aid, or what else.

MR. LIFSHEY: Yes, I do.

UNKNOWN SPEAKER: We do. We're going to work with it over there if we can.

THE CHAIRMAN: Our attorney needs to see it first.

UNKNOWN SPEAKER: Okay.

MR. SACHS: These are copies of what you're planning on testifying to?

UNKNOWN SPEAKER: Yes.

MR. SACHS: I don't think the board needs to see this. We can use what --

MR. LIFSHEY: Just use what these are.

MR. SACHS: Use what you have. That's fine.

THE CHAIRMAN: And I remind you you're still under oath from last meeting.

MR. LIFSHEY: My name is --

THE CHAIRMAN: You're still under oath from last meeting.

MR. LIFSHEY: From last time?

THE CHAIRMAN: Yeah.

MR. PAPE: I'd like to hear his name.

THE CHAIRMAN: I'm sorry. When he gets back to the mic. You can -- you can just press the button and we can see -- but okay, you need to press the button on the mic, and you need to once again give us your last name and spell it.

MR. LIFSHEY: Okay, my name is Lifshey,

L-i-f-s-h-e-y. My name is Arthur Lifshey,  
L-i-f-s-h-e-y. I reside at 3 Corona Road, very --  
in the first house on Corona Road.

THE CHAIRMAN: Don't hold the mic quite  
so close. Close, but not too close.

MR. LIFSHEY: All right. And do you  
want me to say anything else?

THE CHAIRMAN: No. The floor is yours,  
sir.

UNKNOWN SPEAKER: Is this any better?

THE CHAIRMAN: There you go.

MR. SACHS: Thank you.

MR. LIFSHEY: We are asking --

THE CHAIRMAN: No you have to go a  
little --

MR. LIFSHEY: We, the affected Lawrence  
Brook residents, ask the East Brunswick Planning  
Board to reject the current Crest Engineering plan  
for the applicant to construct an  
18,680-square-foot, 41-foot-high commercial building  
together where there are 15- to 2,500-foot split  
levels. We looked at the properties. We looked at  
the properties involved, 110 Ryders Lane, 4, 6, and  
8 Perry, and are convinced there's a much better  
plan, which can be a win-win both for residents and  
ultimately for the applicant. Per the scaled plan  
which will follow, it's quite apparent that the new  
expand SVC building should be constructed at 110  
Ryders Lane with the treed lots at 4, 6, and 8 Perry  
used for additional parking stalls in a park-like  
setting.

Let me go directly to some facts. One  
ten Ryders Lane is 18 percent larger than 4 and 6  
combined, .98 acres compared to .83 acres. One ten  
Ryders Lane has a longer frontage. Ryders Lane  
already has nonresidential uses, shopping centers,  
office buildings, service stations, restaurants.  
Perry Road is strictly, strictly residential. A  
huge proposed commercial looking building squeezed  
into Perry Road will be a serious detriment to the  
residents, noise, traffic, parking, lights. I don't  
have to go through it all again.

Reasonable parking stalls at the rear of  
one-third of Perry and the corners of 4 and 8 Perry  
will have much less a negative effect on the nearby  
properties.

Now, let me go on to some other things.  
Now, right now -- and you have to forgive. I don't  
have use -- I'm skilled in CAD, but I don't have a  
CAD system of my own so.

THE CHAIRMAN: No, no, no, it's perfectly fine.

MR. LIFSHEY: But this is to scale, and I'll measure if you want.

THE CHAIRMAN: No, we trust you.

MR. LIFSHEY: This is what we're proposing, but let me show you first. This is the building. Now, this is -- this is the scale model of the building.

THE CHAIRMAN: Something that small, how could you object.

MR. LIFSHEY: If I were designing this, I would say this building should go right here right on Ryders Lane, either in front -- and then you get to see. Everyone passing sees it. Instead, they're putting the building right here, right here, right next to all these residents, and the rear side of the building is facing Perry Road. This is a terrible eyesore.

So what I'm saying is this plan almost has the same driveway that your architect has shown, same type of driveway, except we're going to put the.

UNKNOWN SPEAKER: Here, I'll put this on.

MR. LIFSHEY: Not yet. We're going to put this building here with the same footprint, about 120-by-65, here, and then we have all this -- as vegetated area, trees, and you're shielded from 4 Corona, 2 Perry, you're shielded, and even better, one step better would be --

UNKNOWN SPEAKER: Want this on?

MR. LIFSHEY: Yeah, put that on. If we now use a little imagination and we take the building, make it a little bit longer, and put parking underneath. So this scale model has 19 parking spaces. That means you're saving 3,500 square feet of impervious area. So if that's here, now you can see -- you can move this further back and you have parking on the side and the back. You have your driveway, and now you have even more trees.

So now the people, the residents here -- if you're going to put this here, the residents here are looking at a park like setting. They're not looking at, you know, a big giant building which is totally out of character, and if you look at the scale of this, you have on 4 Perry is a pretty big lot so you have approximately -- approximately 120 feet. That's just vegetation, trees, and some

of the existing trees, and so you still have the same entrance. You still have everything else. You still have your parking. You still have your 70 parking spaces, and you don't kill the neighborhood.

We're residents. We live here. This is where we choose to live. We could have moved elsewhere. It's -- to me, when I thought that they were going to take the properties and put some parking -- use the property and put a little parking on the (inaudible) that's fine. I saw the plan. I saw the plan that was submitted to East Brunswick. I said, what, they're going to put a giant building where the houses belong. What's going on? I mean, you got to -- if you -- I know there's a law. I forget the thing where you can't discriminate against people using things, but you use the existing building. You don't put a giant -- it's got to blend with the character, and this doesn't blend with the character.

So ultimately, that's what I'm saying is look at moving it. If you have -- I see no reason why this can't be on Ryders Lane where it is now. That's where it belongs, on Ryders Lane. That's where commercial things are, on Ryders Lane. Why do you want to come in our neighborhood and destroy our neighborhood? Think of this. Think of your house. Think if you had this in your house. This is terrible. This is awful thing. I get so upset about it. I've lived -- Joan and I have lived 47 years in East Brunswick, and we have many chances to move away, but we didn't want to move away. And now look at alternatives. Think out of the box. I'm an engineer. I always learn. You think of other solutions. Put the building here right on Ryders, right on the Ryders Lane lot. Everything will work. It's a win-win situation. It's not a zero sum game. It's not we win, you lose, we lose, you win. We both win. You get a nice building. You get your beautiful building. Might be a little bit different. It's here, and you don't destroy the neighborhood. So we win and you win.

I think you're better off finding a place where you have more room, which this building right in this -- you couldn't pick a worse place to situate your building than in the middle between all these houses. I mean, it's -- I'm a little excited.

THE CHAIRMAN: I think you made your point. Thank you.

UNKNOWN SPEAKER: Okay. Also, one thing that you didn't mention is that by putting the

building out there, there are so many trees in the back of 4 and 6, and they will be gone. They talk about the trees in the front. Yeah, maybe they can be saved, but all the trees where this building is going to go, all those trees are going to be gone, and there's lots of them.

Also, one of the things that -- I just made a note on a few things, the reason --

THE CHAIRMAN: You have about 2 minutes.

UNKNOWN SPEAKER: Okay. The reason Crest Engineering didn't make the model is they didn't want you to see the dynamic of this building on Perry Road. They didn't want you to see how big it was in comparison to all the small houses. Also, one of the things, which I found extremely, extremely troubling, nobody, not a soul reached out to anybody in our neighborhood to say, you know, we want to build this structure, we want to talk to you about it. Nobody said anything.

THE CHAIRMAN: Well, again, while I appreciate that, that's really not -- that's not something that is required by the applicant.

UNKNOWN SPEAKER: One more thing.

THE CHAIRMAN: Please let me finish. I think I've been very patient.

UNKNOWN SPEAKER: I understand that East Brunswick --

THE CHAIRMAN: Please let me finish. All I want to say is, you know, it's not necessary that the applicant do that, nor is the applicant's failure to do that something that this board should consider when rendering -- when making a decision.

UNKNOWN SPEAKER: Okay. Well, I have one more sentence and that's it. I understand that East Brunswick is all for diversity and inclusion, but it should not be the residents of Lawrence Brook to suffer the consequences.

THE CHAIRMAN: Thank you. Give us 2 minutes, please.

MR. SACHS: Sir, you're going to have to leave those exhibits with our staff. Okay. Thank you.

MR. LIFSHEY: I have all of this is on the handout that I gave you. Thank you for listening.

THE CHAIRMAN: You're welcome.

MR. LIFSHEY: Sorry --

THE CHAIRMAN: No, no, no, please don't be sorry. I'm happy --

MR. LIFSHEY: We've been very emotional

for the last 3 months.

THE CHAIRMAN: I'm very happy that you're here and very happy that you expressed your opinion.

(Inaudible)

THE CHAIRMAN: I love the house on the stick. If you can somehow dip it in chocolate, it would be right up my alley.

Just give us a second, sir. Yes. You have to leave -- okay. Once again, thanks for participating so much, and safe home.

Our student representative has to go because she has a restricted license.

MR. CRISCUOLO: I'll be right back. I don't want her walking out alone.

THE CHAIRMAN: Thank you, Joe.

Yes, sir, and again, please keep your comments brief. Thank you. 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, please.

MR. SANDBERG: Glen Sandberg, S-a-n-d-b-e-r-g. I live at 2 Perry Road, and I have lived there since 1997.

Now, we have a problem. According to ordinance 1516 of East Brunswick code, a parsonage is defined as a permanent place of residence of the pastor, minister, or religious leader of a congregation. By their own testimony, Sadhu Vaswani has said that they have volunteer clergy. We are hearing from their own lawyer this evening that 8 Perry is going to be a parsonage. That is not a parsonage. There seems to be a problem here, and I'm sorry, but unless you're going to demonstrate to me that volunteer clergy are going to start living at 8 Perry Road, there is a problem.

Secondly, I sent an e-mail to members, I sent it to the mayor, I sent it to Keith Kipp, I sent it to Loren and Colleen about the problem we had last Monday. Now, Monday, August 2, was less than 2 weeks after the meeting we held on July 21. During that meeting, we heard assurances about how any overflow parking would be directed to the Wilkin & Guttenplan office building at 1200 Tices Lane. Well, we have photos here, and I would like to present them if I'm allowed of the cars parked in front of my residence. I observed the folks in those cars leaving their cars and walking up Perry

to Corona to Ryders to attend the celebration at Sadhu Vaswani. I'd like -- if it's allowed, I'd like to present these because we took pictures.

THE CHAIRMAN: After you're done speaking.

MR. SANDBERG: That's fine.

THE CHAIRMAN: We'll certainly take your word for it that they were parking there.

MR. SANDBERG: Thank you. I appreciate it. Now, we have a plan here again from Sadhu Vaswani saying that they are planning for 183 of a maximum capacity. We heard on July 21 that they currently draw 60 or 80 or 100 people to worship. We were not provided with an average worship attendance. The proposal calls for seating for 183. Projecting 100 percent to 200 percent growth in the congregation as the basis for a project of this size and expense is risky business.

I don't know, but I'm only asking, has Sadhu Vaswani conducted a demographic survey of the surrounding area. We have observed many of the license plates of cars parked in our neighborhood for special events are from New York. Now, if the whole plan falls apart after demolition and construction, the township is stuck with a building that no one wants. In the real estate business, the hardest buildings to repurpose are movie theaters and worship facilities. Sadhu Vaswani has the resources to simply walk away from a bad idea. The neighborhood and the township do not.

Now, I have looked at pictures of the Sadhu Vaswani center in Closter, New Jersey. This is a much more modest building, two stories, and neighborhood residents here in Lawrence Brook would be much more comfortable with this building. Why the need for such a huge building?

Now, over the past 8 months, this application and proposal has provoked a crisis in our neighborhood. This crisis has brought out the best in our neighbors. I only hope that it brings out the best in the members of the planning board.

MR. SACHS: Sir, do you have copies of those photos?

Loren, is it just one set of photos?

MR. SANDBERG: Low tech.

MR. SACHS: That's all right. I'll tell you what we'll do, Mr. Sandberg, we'll -- you'll make copies of those, Loren. You'll distribute it to members of the board for a subsequent meeting, and we'll mark it for whatever objector's exhibit

that would be. Okay.

And if you want, Mr. -- I'll respond to the parsonage issue. I think the -- the interpretation of a parsonage has changed dramatically over the last several decades. I mean, generally, if you look back in the 1970's, you had parsonages for rabbis, priests. You know, that was the primary use of a parsonage. That has changed over time. Certainly, if the applicant has indicated that a member of the clergy, be it volunteer or permanent, is going to reside there, then we have to accept that consideration that with this particular religion, their clergy may be volunteers, but somebody is going to be living in that house who is obviously going to be providing some type of ritual activity for the house of worship.

MR. SANDBERG: Have we heard -- have we heard testimony to that, because what we heard on July 21 is nobody is going to be living there. It's going to be for visiting scholars or visiting leaders, and they might let a caretaker live in one room of the house. That's what we heard. We did not hear volunteer clergy are going to be living there as a permanent residence. That's what the code says, sir. It does not say wander in and out. And there is --

MR. SACHS: That's not --

MR. SANDBERG: I can read English, too.

MR. SACHS: That's not what I'm suggesting. What I'm suggesting is that the definition of parsonage in the Municipal Land Use Law in the State of New Jersey, not necessarily what our ordinance says, but again, we are bound by what the Municipal Land Use Law has said has expanded over the last number of decades. So again, that may be something that the applicant is going to have to clarify at the next meeting as to who's going to be living there, what type of activities they're going to be performing, et cetera. So you bring up a valid point, and certainly I think the applicant's going to have to address that.

MR. SANDBERG: Mr. Sachs, I appreciate your description of the changes that have occurred in the parsonage. The description is also in case law. There's considerable case law about this type of a residence. I'll gladly provide you with a memorandum of law that supports that the use is appropriate and proper and falls within parsonage definition.

MR. SACHS: Okay. Thank you.

MR. SANDBERG: Then I suppose we'll have to rewrite the ordinance for East Brunswick.

THE CHAIRMAN: Sir, I'm not going to allow you to get into a debate on local ordinances. Our attorney rendered his opinion. He felt that it met the definition of a parsonage. Mr. Pape is going to supply a memo referencing that he thinks it in current law would support the use. So I'm not -- this isn't for a legal debate. It's for neighbors to -- or residents of the town to express their opinion on the application. Your objection and the fact that you don't think it's a parsonage has been noted.

Yes, ma'am.

MS. SANDBERG: I was sworn in last time. Do I need to --

THE CHAIRMAN: And you spoke last time, right?

MS. SANDBERG: Yes, I did.

THE CHAIRMAN: I just remind you you're still under oath.

MS. SANDBERG: Okay. My name is Debbie Sandberg, S-a-n-d-b-e-r-g, and I live at 2 Perry Road, right next door to where all this is taking place. On the original application, line 22, it states, reason for requesting variance. The written answer provided by the temple was to be provided through professional testimony at the time of the public hearing. I don't think this has been addressed at all. They have not explained why they need a 18,000-square-foot building. So I'd like to ask why.

MR. PAPE: The application is -- includes limited variance relief. What the application does not request is variance relief for the use. The ordinance specifically states this is a permitted use. What the applicant does not request is variance relief for the height of the building. The height of the building is consistent with the ordinance. The applicant is not requesting a variance for the size of the building. There is no violation of any section of the ordinance with regard to the size of the building. The applicant is asking for variance relief on parking. Testimony has been placed on the record that supports that. And the applicant is asking for variance relief for the total impervious coverage, not the building size, but the total impervious coverage, and that was to accomplish -- to accommodate the additional

parking for the building. So we're not complete, but there's no variance for the 18,000-square-foot building. There is no variance for a 37-foot building that is 2 foot of parapet over 35-foot roofline. The applicant is not concluded. The applicant has addressed the bulk variance relief (inaudible)

THE CHAIRMAN: Did you get that, ma'am? Does that --

MS. SANDBERG: I still don't understand what this variance -- what does it apply to then specifically.

THE CHAIRMAN: Mr. Sachs.

MR. SACHS: Let me explain. There are two different types of variances that are permitted under Municipal Land Use Law. One of them is a D variance, which is a use variance. That is -- so if an applicant is seeking to construct or to operate a use which is not permitted in the zone, they need to apply for a D variance, which is a use variance, and there are different types of use variances. There are strict use variances. There are expansions of nonconforming uses. There are conditional uses. There are floor area ratio use variances. There are density variances, and there are height variances. Those are all the D variances. There's six of them. That's not in play here, all right, because this particular use is permitted in this zone, in this residential zone.

There are also what we call bulk variances or C variances. That is what Mr. Pape's client is seeking for purposes of this application. Those are dimensional variances. Those are bulk variances, all right, so those are the variances that he's seeking, all right. So he's not seeking a use variance. He's seeking several bulk variances, which he's just enumerated.

MS. SANDBERG: Okay. At the July 21 meeting, it was stated that the temple has given back to EB from day 1, and they have accomplished all of this from the building they now occupy. There is no correlation between the size of the building and outreach. They don't need a massive building to do good deeds or generous deeds.

We learned that the new building would have a library. Well, we also have a perfect library in East Brunswick with access to everything in Middlesex County.

It said one free yoga class would be offered once a week. Well, one free yoga class does

not a community center make, and it was stated that they are a community center.

The temple wants to start a preschool. Today I've heard the word daycare. There's different terminologies being used, and it's really confusing. When asked about the age of the students, the answer was 2 to 7, and the number of students would be 10 to 15. On the blueprints it shows four classrooms with numbers of students in each room. I know that would have to be approved by the state, but the total is 53. Fifty-three is a far cry from 10 to 15. So there's a lot of inconsistency there.

I had asked about the trees. Would the mature trees be planted, or would baby trees be planted. Would they be planted before destruction, after destruction of the homes, before building, after building. I never got an answer on that, either. So I am asking what types of trees and when because it affects the quality of our lives.

MR. SACHS: Well, first of all, I believe there's a landscaping plan, if I'm not mistaken, Mr. Pape.

MR. PAPE: There is a landscaping plan.

MR. SACHS: Okay.

MR. PAPE: Plantings are consistent with your requirements. There was a request by your professionals to increase the number of plants and to increase the sizes of the plants. All of those revisions were made to the plans as requested. So the trees that are planted are not planted at full scale. They are planted at the dimensions that are set forth in the ordinance for planting. And the --

UNKNOWN SPEAKER: Can't hear.

UNKNOWN SPEAKER: Can't hear a thing.

MR. PAPE: The timing of the planting has not yet been determined. That would be something that's typically worked out with your staff at pre-construction meeting. There is the balancing test between planting things at a time when they will grow and planting things as early as possible. It's something we would work out with your professionals in the pre-construction meeting.

MS. SANDBERG: So the buffers that were spoken about we might not see for maybe a couple of years, so, yeah, they're going to put buffers in, but how long is it going to take. Again, this makes a huge difference in the quality of our lives.

If the plans are approved, we will be subject to the demolition of two homes, watch the

ground being leveled and prepared, and then deal with the noise as we watch this massive building go up and up and up because it's three stories. Please remember we live here 24/7/365.

In the statement of environmental impact, an assessment created by Crest Engineering, it states construction activities on the site will cause temporary increases in noise levels of short duration in the vicinity of the site. That's totally vague and invalid. How long is a short duration, 1 hour, 8 hours, how many weeks, months, years. The word temporary implies there will be an end, but how long will it take from start to finish.

It was stated at July 21 there will be no outside activities at all. They still have a playground, a meditation garden, and a terrace on the third floor, more inconsistencies.

Finally, the recent issue with SV pumping raw sewage into a nearby storm drain shows a lack of respect for the environment, our neighborhood, and the residents who reside here.

I'm getting really emotional.

In my opinion, they have not behaved responsibly toward us, the neighborhood, or the environment. Setting up a pump and laying a pipe to pump raw sewage into a storm drain is a deliberate act. Their request for an application should be denied on this alone. Thank you.

THE CHAIRMAN: The gentleman in the back with his hand up, and then we're going to call it a night at 11 o'clock. Have you spoken before, sir?

MR. SHAH: No, I have not.

THE CHAIRMAN: Raise your right hand. Do you swear to tell the truth, the whole truth, so help you God.

MR. SHAH: Yes, I do.

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

MR. SHAH: My name is Jimmy Shah. Last name is spelled S-h-a-h, and I live on 1 Perry Road. So I haven't lived for 20, 30 years as most of my neighbors, but I do share their sentiment.

THE CHAIRMAN: I don't mean to interrupt you -- I'm sorry -- but you raise an interesting point. It doesn't matter to me if you moved in yesterday or like me, I've lived in town for 63 years. Every resident's opinion and feelings are important. So I welcome you and your comments.

MR. SHAH: Thank you. So I've lived in

four corners of the country. I have lived in Texas, I have lived in Boston, I have lived in California, and I recently moved here, and one of my main driver was the quality of life and the family life, and again, whatever is allowed legally, that could be done, but what I saw a weekend or so back, we had some work was done for the sewage facility nearby. There were probably big construction vehicles on the Perry Road. And I have two young kids, both under 3, and the younger one can walk now. After seeing like the vehicles there and the noise activity, I'm really scared in terms of how long this construction is going to go and how will I feel not seeing my kids in front of my sight. I'll be scared saying are they going to be on the road, Perry Road where big construction vehicles are and (inaudible) vehicles. So maybe my question to the applicant is are you able to comment on the impact if this application was approved, the impact and the use of Perry Road in terms of construction access.

THE CHAIRMAN: Yeah, the board really -- the length of a construction is really not something that the board can consider when hearing an application.

(Inaudible)

MR. SACHS: Mr. Pape, I think you had stated I think at the initial meeting the access for construction is not going to be on Perry Road.

MR. PAPE: (Inaudible) we said that.

MR. CRISCUOLO: Push the button.

MR. PAPE: We did, and I'll restate it, that the construction activity will -- part of pre-construction meeting with your professionals and your staff is to establish the traffic routes, and we agreed that the traffic routes would not include Perry.

MR. SHAH: Okay, so am I understanding that based on the current testimony, Perry Road would not see construction vehicle for this project?

MR. SACHS: That's correct. That was stated at the first meeting.

MR. SHAH: Okay.

MR. PAPE: Very briefly with regard to the sewage issue, and I'll be very brief. There was a septic system on this property, and our clients a few years ago were requested to remove the septic system and tie into the sanitary sewer system, and they hired a contractor, and unfortunately, there are contractors who do what they're supposed to do and there's ones that don't do what they're supposed

to do. This contractor did not do what he was supposed to do, and one of the things he did when he abandoned the project, without our client's knowing it until the health department brought it to their attention, was that he had connected a sewer pipe from the building and a plastic pipe, and he pumped it directly into the culvert that went to the stream. When the health department brought it to our client's attention, by 5 o'clock on that Friday afternoon, the plumbers and the excavators were there. It was completely removed. The same day that we were all on the site, the same day by the end of the day it was ended, and then our clients went out and hired replacement contractors and made certain with Mr. Kipp all the permits were in place and immediately did the work. The activity that they saw was when the connection was made in Perry to the sewer line, which is where they were supposed to tie in. They had to have some excavation there. That's the -- so, yes, there was an excavator out on Perry making the sanitary sewer connection. That's not part of what's before the board. I only bring that up because these two people had some comments about it and made derogatory --

THE CHAIRMAN: Okay. I'm going to close the public portion. I apologize to anyone who -- I don't think anyone who wants to speak tonight did not get the opportunity to speak at the last meeting. Am I correct in that? Okay. Great. So then I'm going to --

(Inaudible)

THE CHAIRMAN: I'm sorry, sir, but you're not allowed to yell from the audience.

Is there anyone else who did not speak at the last meeting that would like to speak at this meeting? Seeing none, I declare the public portion closed.

(Inaudible) agenda. I don't think there's any -- I don't think there's any other business to come before us tonight, Loren.

MS. MORACE: No.

THE CHAIRMAN: Our --

MR. SACHS: When are we going to carry this?

THE CHAIRMAN: I was just going to ask, when are we carrying this to?

MS. MORACE: The next meeting is August 25 or September 1.

THE CHAIRMAN: Is there a preference by the applicant that -- we asked you to get some more

information availability of --

(Inaudible)

THE CHAIRMAN: Yes, Mr. Pape.

MR. PAPE: Lots of comments, lots to think about, the gentleman who -- lots of comments, lots to think about. The one gentleman's idea of completely redoing the whole site, I'm not going to dismiss it out of hand. I'm not going to comment on it other than to say that we will take a look at it. There's reasons why we didn't develop it that way, and I -- we may be coming forward with those reasons, or we may be revisiting. I'd ask that you give us a 30-day period before we return to give us adequate opportunity. One, I need to work with Mr. Ploskonka and his team, and, 2, we want to seriously consider the comments brought to our attention.

MR. SACHS: Loren, when is the next meeting after September 1?

MS. MORACE: September 22 and then October 13 and 27.

MR. SACHS: You want September 22?

MR. PAPE: September 22 works for our team, and I thank you. May I ask that it be continued without the requirement of renofice or republication.

THE CHAIRMAN: Mr. Sachs.

MR. SACHS: Yeah, that's fine. So if any of the members of the public would like to attend the next meeting, that will be on September 22 at 7:30 p.m. You will not receive any further notice from the applicant. I'm giving you the notice right now, September 22, Wednesday, 7:30 p.m.

MR. PAPE: Mr. Chair, board members, thank you.

THE CHAIRMAN: Thank you, Mr. Pape. There's nothing else, Loren?

MS. MORACE: No, that's all.

THE CHAIRMAN: Okay. I'm sorry.

MR. PHILIPS: May I make a motion to adjourn?

THE CHAIRMAN: You may, Mr. Philips.

MR. PHILIPS: Then I will do that.

THE CHAIRMAN: Thank you. We're out of here.