

MINUTES OF THE  
EAST BRUNSWICK TOWNSHIP  
PLANNING BOARD

February 12, 2020

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

ABSENT:

Shawn Taylor, Chairman  
Brad Cohen, Mayor  
Joseph Criscuolo  
Laurence Bravman  
Sharon Sullivan  
Charles Heppel  
Laurence Reiss  
Steve Philips  
Muhammad Hashmi  
Howard Schmidt

ALSO PRESENT:

Lawrence B. Sachs, Esquire  
Loren Morace, Secretary  
Colleen McGurk, Planner  
Keith Kipp, Director of Planning/Engineering

RESOLUTIONS

Reorganization Resolutions - Motion to approve by Mr. Reiss, second by Mr. Criscuolo. Mr. Philips abstained. Resolutions adopted.

Resolution of appreciation for Michael Spadafino

Application #19-19 - Comcast/Xfinity - Proposed construction of a 3,785-square-foot building located at 645 State Route 18, block 89, lot 4.29 C0001, in the HC-3 zone. Motion to adopt by Mr. Heppel, second by Mr. Bravman. Resolution adopted.

Application #16-37V - Tongbu - Extension of time for

223 State Route 18, block 6.02, lot 6.20, in the HC zone. Motion to adopt by Mr. Criscuolo, second by Mr. Hashmi. Resolution adopted.

#### NEW BUSINESS

Application #19-16 - Calvary Korean United Methodist Church - Proposed parking lot expansion at 570 Ryders Lane, block 87, lot 3.14, in the R-2 zone. Mandatory date March 11, 2020. Motion to approve by Mr. Bravman, second by Mayor Cohen. Application approved with conditions.

#### ADJOURNMENT

THE CHAIRMAN: Good evening, everyone. This is the February 12, 2012, East Brunswick Township Planning Board meeting. In accordance with the Open Public Meeting Law, on December 17, 2019, 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 an order different from that appearing on the agenda, and on each application, the Chair will give the public an opportunity to comment. The board will entertain no new business after 10:30 and will close all proceedings by 11 p.m.

The doors outside of the courtroom are the exits to be used in case of fire or other emergencies, and if you are able, please join me and rise for a pledge to the flag.

(Flag salute)

THE CHAIRMAN: Thank you. Loren, please call the roll.

MS. MORACE: Mr. Schmidt.

MR. SCHMIDT: Here.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Here.

MS. MORACE: Mr. Philips.

MR. PHILIPS: Here.

MS. MORACE: Mr. Reiss.

MR. REISS: Here.

MS. MORACE: Mr. Criscuolo.

MR. CRISCUOLO: Here.

MS. MORACE: Councilman Sullivan.

MS. SULLIVAN: Here.

MS. MORACE: Sorry, Councilwoman  
Sullivan. Mr. Heppel.

MR. HEPPEL: Here.

MS. MORACE: Mr. Bravman.

MR. BRAVMAN: Here.

MS. MORACE: Mayor Cohen.

MAYOR COHEN: Here.

MS. MORACE: Chairman Taylor.

THE CHAIRMAN: Here. The first order of  
business are resolutions. Resolutions 1 through 8  
were simply making -- formalizing the appointments  
that we made at our first meeting, so, Mr. Sachs, can  
we take those in a block?

MR. SACHS: Yes, we can, Mr. Chairman.

THE CHAIRMAN: Would someone be willing  
to move resolutions 1 through 8?

MR. REISS: I move it.

MR. CRISCUOLO: Second.

THE CHAIRMAN: Been moved and seconded.  
Any discussion? Hearing none, please -- do we do  
these -- we do these by voice vote or no?

MR. SACHS: We can do a roll call.

THE CHAIRMAN: We'll do a roll call.

MS. MORACE: Mr. Schmidt.

MR. SCHMIDT: Yes.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Yes.

MS. MORACE: Mr. Philips.

MR. PHILIPS: Abstain.

MS. MORACE: Mr. Reiss.

MR. REISS: Yes.

MS. MORACE: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. MORACE: Councilwoman Sullivan.

MS. SULLIVAN: Yes.

MS. MORACE: Mr. Heppel.

MR. HEPPEL: Yes.

MS. MORACE: Mr. Bravman.

MR. BRAVMAN: Yes.

MS. MORACE: Mayor Cohen.

MAYOR COHEN: Yes.

MS. MORACE: Chairman Taylor.

THE CHAIRMAN: Yes. And all the  
resolutions pass, and, Larry, you've been a long-time  
great member. Welcome to the -- welcome to your  
position as vice chair.

MR. BRAVMAN: Thank you.

THE CHAIRMAN: I know how talented and smart you are so I'll have to be on my best behavior. You'll be nipping at my heels.

MR. BRAVMAN: (Inaudible)

THE CHAIRMAN: Congratulations to everyone, our professionals. Larry, you and I go back to 6th or 7th grade, whenever it was, and you've served this board well --

MR. SACHS: Thank you, Mr. Chairman.

THE CHAIRMAN: -- all the years you've been here. So we really -- everyone on this board really has a deep love for East Brunswick, and that's really a nice thing to see, and I couldn't be prouder to have the title of chairman even though you all make me look good every meeting. So thank you, and let's do -- continue to do good work this year.

The next resolution is a resolution of appreciation. It's to Councilman Mike Spadafino, and it's odd for me to read this because, as we all know, the doc is still on council, and doing great things for East Brunswick, and he was a terrific member of this board. So, Doc, if you'd come up, and, Mayor, if you'd join me at the podium. And I don't get to read these very often so I'm going to read this one. It's:

"Whereas, Councilman Michael Spadafino has been a member of the East Brunswick Planning Board from January '17 through December 2019; and

"Whereas, as a member of the planning board, Councilman Michael Spadafino has served with sincerity and made a significant contribution to the Township of East Brunswick; and

"Whereas, the planning board desires to commemorate Councilman Michael Spadafino for his time and efforts devoted to the planning board;

"Now, therefore, be it resolved that the Planning Board of the Township of East Brunswick thereby commends Councilman Michael Spadafino for the services to the Township of East Brunswick and its citizens."

And this certifies all that. So, Doc, it was a real pleasure.

DR. SPADAFINO: Thank you.

THE CHAIRMAN: You continue to do great work for East Brunswick. (Inaudible) and as always, our love to Cathy because we really like her better.

DR. SPADAFINO: Can I speak?

THE CHAIRMAN: You can, absolutely. The floor is yours.

DR. SPADAFINO: It's not unusual at the

end of someone's tenure serving on any board or committee to get recognized by the mayor and the township, but this board is a little bit special to me. That's why I decided that I would attend. I know a lot of times people have these read and the person that's being honored does not attend.

I just want to say that it was actually my honor to serve on this board because it was a real education, and I learned a great deal about the functioning of how the inner workings of the town has to be able to be congruent with the needs of those that are trying to build things and make inroads into town and the people that are on this board that have to try to make sure that they make a balance in respect to the people that live here, and I have been impressed every meeting in and out with the work of our engineering department and the people who sit up there for so many years and have done such a great job of making sure that they protect the builder and the town to be able to make this place the kind of place that everyone wants to live, and I just really needed to come and tell you all how much I appreciate the work that you all do that sit up there on the board and our engineering department and that it was really an education and an honor and something I'll never forget. I learned a great deal, and I just want to thank you.

THE CHAIRMAN: Thank you for those very kind words.

Moving on to the real business, Larry, the next item is application -- again, these are still resolutions, and resolutions are items that the board has formerly acted upon, and we are adopting them tonight in their formal fashion. The next one is application 19-17, Comcast/Xfinity. Mr. Sachs, is this resolution in order for us to vote on this evening?

MR. SACHS: Yes, it is, Mr. Chairman. This was an application that was heard I guess in December of last year, and this was an approved resolution -- approved application. Yes, it is. The resolution is in proper form.

THE CHAIRMAN: What is the board's pleasure?

MR. HEPPEL: I'll move it.

THE CHAIRMAN: Move it.

MR. BRAVMAN: Second.

THE CHAIRMAN: Moved and seconded.

Discussion? Hearing none, Loren please call the roll.

MS. MORACE: Mr. Schmidt.

MR. SCHMIDT: Yes.  
 MS. MORACE: Mr. Hashmi.  
 MR. HASHMI: Yes.  
 MS. MORACE: Mr. Reiss.  
 MR. REISS: Yes.  
 MS. MORACE: Mr. Philips.  
 MR. PHILIPS: Yes.  
 MS. MORACE: Mr. Bravman.  
 MR. BRAVMAN: Yes.  
 MS. MORACE: Mr. Criscuolo.  
 MR. CRISCUOLO: Yes.  
 MS. MORACE: Councilwoman Sullivan.  
 MS. SULLIVAN: Abstain.  
 MS. MORACE: Mr. Heppel.  
 MR. HEPPEL: Yes.  
 MS. MORACE: Mayor Cohen.  
 MAYOR COHEN: Yes.  
 MS. MORACE: Chairman Taylor.  
 THE CHAIRMAN: Yes. The resolution is

adopted.

The next resolution is on application 16-37V, Tongbu. Mr. Sachs, is this resolution in order for us to vote on?

MR. SACHS: Yes. Again, Mr. Chairman, this was heard I think in January, and this resolution memorializes an application that was denied, and the resolution is in order.

THE CHAIRMAN: Okay, so remember this by voting yes, then we vote to --

MR. SACHS: Adopt the resolution.

THE CHAIRMAN: Adopt the -- we just have to adopt the resolution, and that was an application that was denied. What is the board's pleasure?

MR. CRISCUOLO: Motion to adopt.

THE CHAIRMAN: So moved. Second?

MR. HASHMI: Second.

THE CHAIRMAN: Moved and seconded. Any discussion? Hearing none, Mr. Sachs, please call the roll.

MS. MORACE: Mr. Schmidt.

MR. SCHMIDT: Yes.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Yes.

MS. MORACE: Mr. Reiss.

MR. REISS: Yes.

MS. MORACE: Mr. Bravman.

MR. BRAVMAN: Yes.

MS. MORACE: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. MORACE: Councilwoman Sullivan.

MS. SULLIVAN: Yes.

MS. MORACE: Mr. Heppel.

MR. HEPPEL: Yes.

MS. MORACE: Chairman Taylor.

THE CHAIRMAN: Yes. The resolution is approved.

Moving on to new business, application 19-16, Calvary Korean United Methodist Church. George, I believe you're here on that.

MR. PRESSLER: I am.

THE CHAIRMAN: Nice seeing you again.

MR. PRESSLER: Good evening, Mr.

Chairman, members of the board, my name is George Pressler. I am now with the law firm of Shamy, Shippers & Lonski in East Brunswick -- just moved a little bit away from my office of 40 years -- and I represent the applicant, and with me tonight is the elder from the church, Chris Chun, our engineer, Marc Leber, and myself. This is an application to do some paving on the existing church property, and if I could just give a brief description of the property, I will, and then I would like to -- it's my understanding that our respective professionals had an opportunity several times to discuss this matter, and I think that they have a resolution to the matter, and after my opening, I would just have Marc sworn. He has some photos that were just recently taken of the subject property, and give you a description of what the applicant intends to do.

THE CHAIRMAN: Great. Thank you, George.

MR. PRESSLER: The property is located at 570 Ryders Lane, commonly known also as block 87 in lot 3.14. It is in an R-2 residential district, and this is a -- the property is presently -- there is also a single -- I guess it's a single-family home there, which is presently occupied by a parsonage. There will be no additional construction to the property at all, no extension of any buildings, only paving of a driveway. The proposed parking lot that is going to be paved will be utilized by the adjacent and existing church property, and there is a two-way driveway that exit onto Ryders Lane which will be closed off.

With that being said, I would like to have our engineer sworn and he will give a more description of the applicant's request.

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

MR. LEBER: Yes, I do.

THE CHAIRMAN: Give us a very brief bit of your CV. You've been before us many times.

MR. LEBER: As I always say, class of '94.

THE CHAIRMAN: There you go. That's the best way to start.

MR. LEBER: I still live in East Brunswick.

THE CHAIRMAN: There you go.

MR. LEBER: Pretty much been here my whole life.

THE CHAIRMAN: We're happy to accept you. We know you're licensed, and you've testified before us many times.

MR. LEBER: Thank you.

THE CHAIRMAN: It is interesting. Mr. Pressler before the meeting showed me a picture of the basketball team from the class of East Brunswick 1962 and --

MR. PRESSLER: Didn't I show it to you?

MR. SACHS: I didn't see it either, George.

THE CHAIRMAN: Yeah, and I'm the class of '74; Larry is the class of '75. So it's always nice to have an old home week.

MR. SACHS: Were you the center?

MR. PRESSLER: No. As a matter of fact --

MR. SACHS: Power forward.

MR. PRESSLER: No (inaudible) was the center. I was the forward, but just so everybody knows, that year, our team in East Brunswick had a record 16 and 3, and we went to the semifinals of the state's tournament that year, and we played at Rutgers Stadium.

THE CHAIRMAN: The old Barn I guess back then.

MR. PRESSLER: Yes, almost, and I remember distinctly playing against Somerville, and they had a hotshot fellow by the name of Roger Shutak, and we lost by I think about 6 points, 8 points, something like that, but it was a great run.

THE CHAIRMAN: And just interesting enough, talking about great, you know, great people who lived and committed their lives to East Brunswick, John Emery was your basketball coach. He was the coach when I was there.

MR. SACHS: Same with me.

THE CHAIRMAN: Same with Larry. He's really committed his life to East Brunswick, both as a

teacher and --

MR. PRESSLER: Doug Tighe.

THE CHAIRMAN: And Doug Tighe.

MR. PRESSLER: He was our assistant.

THE CHAIRMAN: And was my track coach. I didn't run though. He made me think I was a runner, but I wasn't. I through the shot put. But just goes to show you what a great town we have and we continue to have, and we have great men like -- and women like John Emery and Doug Tighe. It's nice -- and they still live here. John still lives in town. So it's a wonderful thing.

Anyway, I digress. I apologize, but, you know, when it comes to my town. Okay. Go ahead.

MR. LEBER: Actually, Coach Tighe was still there when I was there.

THE CHAIRMAN: Yeah.

MR. LEBER: I used to run into him in the supermarket sometimes.

THE CHAIRMAN: Yeah.

MR. LEBER: So I have a couple things. I have some photos I took this morning I'm going to pass around.

THE CHAIRMAN: Do we have to mark these, Larry?

MR. SACHS: Yeah, let's mark it as -- it is just one page of photos, Mr. Leber?

MR. LEBER: It's two pages, total of four photos.

MR. SACHS: All right, so we'll label it as A-1, a series of four photographs.

MR. LEBER: I took them this morning. Don't laugh. I have photos for the October date, but I looked at them today and said these aren't really good. So anyway, you know, I brought (inaudible) with me just a partial coloring of the site plan, which was sheet 3 of the set. It's last revised October 10.

MR. SACHS: Marc, let's mark that A-2.

MR. LEBER: Okay.

MR. REISS: Marc, just angle it a little bit on the left. Yeah, that's better.

MR. LEBER: Sure. Really what you're looking at, as George mentioned, lot 3.14 I outlined in a red line here. This entire lot is fully surrounded by the church property, so it's more or less an out parcel that they now have acquired, and there's a single-family home in the center with its own driveway on the right of the house.

Now, if you drive by the property today, there's also an exit onto Ryders Lane, which is a

two-way driveway. There's a multitude access points because directly north of the property you have an exit drive from the church, and then directly south of the property you have an entrance drive to the church, so we have like four access points all within like 200 feet of each other. So really when we started this, we went down to meet with Middlesex County and to discuss how to better neaten this up, and everyone was in agreement that the best thing to do was to just get rid of the access altogether on Ryders Lane, continue the sidewalk straight across, and then plant grass so -- with a curb, so it looks like it really was never there.

But essentially, what we're trying to do here is you have a very large parking lot behind this property, and there's a bank of six parking stalls, which I colored a dark gray. We want to remove part of the curb there and make a seamless connection into this lot, which is actually paved right now, and it's part of the reason we're here. We're proposing on this plan 32 spaces.

Now, we have a few other things that we want to do out there. There's a retaining wall on the north side with a fence that's falling down. As part of the application, we want to get rid of the wall, get rid of the fence, smooth all that out, make it, you know, plant it. We have a landscaping plan showing some trees over there. And then we also want to construct a new fence on the south side just to kind of screen that row of nine parking stalls from the back yard of the parsonage. We had met with Greg Potkulski on the application. He had some suggestions, which we did incorporate into this plan, one of which was to provide a blocked out space at the end. In case it's full, they can turn around in that area. We had added some extra landscaping, and then we had purposely designed this so that there's a very small decrease in lot coverage so that stormwater management would not be an issue.

Now, if you look at the photos, the first one on the top, you'll see there's like a striped crosswalk in the front. That's looking in from Ryders Lane. You'll notice in the distance you see like the fence that's more or less leaning with that retaining wall. So we would remove all that as part of the application.

On the bottom, I'm actually standing in the church parking lot looking towards Ryders Lane, and right in front of me you'll see there's a curbline there. That's the curb that we want to take out so

that there's a seamless entrance into this lot. Then you'll see on the left the parsonage just on the end of the picture.

Next page at the top I just really turned toward the house. Again, that same curblin is right at the bottom, and then you'll see in the distance a fence that's maybe half constructed. That's the area where we're proposing to actually put a fence as part of this plan.

And then bottom photo you'll see that wall and the fence that we want to remove, and then just beyond that you'll see that driveway in the distance. That's the existing driveway that exits out onto Ryders Lane, and that would just remain as is.

There's maybe one or two other things I want to point out. Previously, there was some kind of a drain installed in the corner here to pick up runoff, but the pipe was never covered, and it -- I don't think it's functioning because the drain is actually above the grade, so as part of the plan, we're going to repair that so that the water can actually get into that drain, which goes into a distant catch basin in the church parking lot, which then goes out to a huge detention basin in the back of the property. So that's one of the other things we wanted to fix.

And then that's really it. I mean, it's a standard parking lot. It's a 24-foot-wide aisle, and then each of the stalls are indicated as 9 feet by 18 feet.

The last thing I want to mention is the phasing of the project. Last few months we discussed both with the township, namely, Mr. Potkulski and Colleen, about perhaps phasing some of these improvements due to just economics, financial considerations. What I'd come up with, which is -- I put into writing in the form of a letter this week, is we really have a two-phase approach here. Immediately we would close the Ryders Lane driveway. That would be first thing. We would remove that existing curblin between the church parking lot to get into this property and repair that connection so it's smooth. We would eliminate the landscape wall and the leaning fence and spread topsoil in that area to make it, you know, all grass. We would reinstall the drain pipe and the landscaping, which was shown I believe on sheet 4 or 5, and because the parking lot has no lighting, we would provide a temporary gate to prevent usage of this area in the evening, and we would stripe in accordance with this plan, albeit it would be a

temporary striping because going on to phase 2, which I had indicated here is within 3 years, we would install the curbing that goes around this parking lot and then repave the whole parking lot. So with the repaving, we would have permanent striping, and then we would install lighting for the parking lot. We did do a lighting plan, which requires some extra pole mounted fixtures, and then we would construct a permanent fencing that's labeled on the plan, about 6-foot-high board-on-board fence.

I know we got a report from the police department that they didn't have any comments on the application, and I don't believe there are any comments from water and sewer, either. So I think are there any questions at this point?

THE CHAIRMAN: Well, there were a couple of comments in the staff report.

MR. LEBER: Uh-huh.

THE CHAIRMAN: You want to deal with those now?

MR. LEBER: Yeah.

THE CHAIRMAN: Starting at number 5.

MR. LEBER: Yes. I have the report, which is dated September 9.

THE CHAIRMAN: Right.

MR. LEBER: Just running through it, you know, part 1B, zoning, there is an indication that we're over lot coverage where we have a very small decrease, so we're doing what we can to improve it, and really, most of the decrease is because we're keeping the parking lot to the smallest dimensions while eliminating some extra impervious along Ryders Lane.

Then on page 2, part 3, recommendations, this comment about the impervious coverage was prior to our last plan revision.

THE CHAIRMAN: Okay.

MR. LEBER: So this plan revision is dated October 10, in which case we had brought it down slightly to eliminate a concern for the overage.

THE CHAIRMAN: Okay.

MR. LEBER: Similar with the next comment, we had I guess supplemented the landscape plan between the submissions, and I don't know if you still need a waiver for that.

THE CHAIRMAN: Yeah, do we --

MR. LEBER: Do we need any landscape waivers?

MS. MCGURK: Well, there was a second letter dated October 17, with some of the issues, but

like you mentioned our meeting, several more issues were resolved, so that did fix the comment about landscaping around the parking lot.

THE CHAIRMAN: So staff is okay with the amount and type of landscaping --

MS. MCGURK: Yes.

THE CHAIRMAN: -- for a project of this scale.

MS. MCGURK: Also the new changes that are addressed in the February 10 letter that Marc outlined, all of the phasing. That eliminated the issue of the parking lot setback where 5 feet is required but only 3 was proposed. Removing the retaining wall, putting up the landscaping, that fixes that, also.

THE CHAIRMAN: Okay. Good.

MR. SACHS: Mr. Chairman, just so you're aware, I also attended that meeting --

THE CHAIRMAN: Oh, okay.

MR. SACHS: -- with staff, and the revisions I think this evening were the result of those discussions --

THE CHAIRMAN: Of those discussions.

MR. SACHS: -- and I believe the phasing plan that was -- is before you again --

THE CHAIRMAN: Right.

MR. SACHS: -- that was also was a result of discussions that the staff had.

THE CHAIRMAN: And while I'm sure the church will meet its deadline, if for some reason the second phase doesn't happen after 3 years, do they have to come back to this board?

MR. SACHS: Yes, they would absolutely, yes. If fact, they'd be a violation, and they'd have to come back.

THE CHAIRMAN: Okay. All right.

MR. LEBER: That's really it. I mean, there's two more things I just want to point out.

THE CHAIRMAN: Sure.

MR. LEBER: For a parking lot with more than 25 spaces, you need two handicapped accessible stalls, so what we had indicated at the meeting was it doesn't make sense to put them here because the church is --

THE CHAIRMAN: All the way up, yeah.

MR. LEBER: -- all the way to the side, so we would convert parking stalls in that existing lot to handicap, which is probably more practical.

And then there was a question about where is the nearest fire hydrant, and fortunately for the

church, the fire hydrant is actually right here on this island.

THE CHAIRMAN: Oh, okay.

MR. LEBER: So we couldn't get any closer than that.

And then from an administrative standpoint, to facilitate, you know, free access between the two lots, there would be some type of a deed of easement allowing the cross-access between the two lots because they are separate tax lots.

And that was really all.

THE CHAIRMAN: Yes --

MR. BRAVMAN: Mr. Leber, could you address --

THE CHAIRMAN: Vice Chair Bravman.

MR. BRAVMAN: Could you please address the existing lighting for the parking lot area, because when I look at it and you talk about phase 1 and phase 2, which is your recent letter of February 10, it talks about installation of lighting in phase 2, which is within 3 years.

MR. LEBER: Yes.

MR. BRAVMAN: What's the existing lighting now, because I'm assuming it's an existing used parking facility, and during the evening hours, is there any lighting there?

MR. LEBER: There's no lighting in here. There is a light pole along the exit drive that's immediately north of this, and it's actually shown in this photo, the light pole, but the fixture is facing away from this parking lot, which doesn't really provide any, you know, code compliant lighting for this particular lot, so in order to alleviate that concern, we had indicated we could put up a gate where this connects to the church parking lot that would preclude people from parking here in the evening hours.

MR. BRAVMAN: So there will be -- I'm sorry, that's where I misunderstood when you talked about the gate. So there will be no access to this area until -- during the evening until phase 2 when you actually install lighting for the area.

MR. LEBER: That's right.

MR. BRAVMAN: Okay.

MR. CRISCUOLO: Will the area be used in the daytime for parking?

MR. LEBER: Yes.

MR. CRISCUOLO: So I guess in the resolution we got to put in there that that will be locked at --

THE CHAIRMAN: Dusk or some kind of --

MR. SACHS: And, Mr. Leber, I'm envisioning this is really for overflow parking. I mean, I think you have almost 300 parking spaces in the main lot.

MR. LEBER: That's correct. You know, this property is really right across the street. If you drive by during the week, you know, you only usually see one car that sits in this lot, but perhaps on Sunday you will see cars over here. That's really, you know, a daytime activity, and the use of that lot is mainly for overflow, so when we had met and discussed that, it seemed like the most practical solution.

THE CHAIRMAN: Yes.

MR. BRAVMAN: And can you address -- I know when this application was originally going to come before us in the packet, there was discussion about the impervious coverage being a deviation from the ordinance.

MR. LEBER: Yes.

MR. BRAVMAN: That work was actually done by I guess the church previously without getting township approval.

MR. LEBER: That's correct. So we might be -- things might have gotten done out of order so to say. In other words --

THE CHAIRMAN: I would say so.

MR. SACHS: That's why they're here now.

MR. LEBER: It's really not the best property to -- it's right across the street, so it's not like the best place to do things out of order. So essentially, what happened was I went back to like old and historical maps, and I had put together a plan sheet. It's sheet 2 showing really what was the amount of paving that was put down prior to the application being made, and, you know, I'll just give a number for the record. There was in the northeast section of the property -- this is actually sheet 2 -- in the northeast section -- and I shaded it in gray -- we have about 2,875 square feet of paving that was done right up to the existing church parking lot, and then I guess in the west, northwest corner there was about another 955 square feet that was placed, and really, that's how this started. You know, presumably, somebody noticed the work was going on out there, which, you know, was not permitted under, you know, just go pave type of situation.

THE CHAIRMAN: And are there any -- so are there any drainage issues that potentially can

result, come up as a result of this?

MR. LEBER: No. I mean, if you look at the topography, you have really Ryders Lane is a little higher. The property grades back to the east. Presumably, that drain that was put in was intended to capture that water and then just to pipe it into the existing catch basin in the parking lot.

THE CHAIRMAN: I guess I would ask the applicant through you, George. I mean, did they just throw down some pavement, or was there some thought to drainage and other.

MR. SACHS: Actually, I might be able to answer. I sat at the meeting. I think the drainage area that Mr. Leber's referring to was haphazardly put in. Now what's happening as part of this application is that there will be a proper tie-in --

MR. LEBER: Right.

MR. SACHS: -- to that drainage so it will -- it should function.

THE CHAIRMAN: It should work.

MR. SACHS: Right. And as well as -- there was a fair amount of impervious surface in that lot, as well. There had been a business. I think there had been a landscaping --

THE CHAIRMAN: Landscaping.

MR. SACHS: There was a landscaper there for many years.

THE CHAIRMAN: Wasn't that Laughing Boy?

MR. SACHS: Right. So, I mean, yes, there was pavement there already. I believe it was top coated. That's really all that occurred.

THE CHAIRMAN: All right. Any other questions by my fellow board members? Yes.

MR. PHILIPS: Could I just get a clarification on the lighting?

THE CHAIRMAN: Sure. Absolutely, Steve.

MR. PHILIPS: You're going to be doing that within 3 years.

MR. LEBER: Yeah.

MR. PHILIPS: Is the sheet 5 of 5 what is intended represented as what is going to be done?

MR. LEBER: Yes.

MR. PHILIPS: And in the unlikely event that there's any change to the plan for lighting, would you have to -- would you have to come back, or would that just simply be an adjustment to an existing --

MR. SACHS: I guess if there's change in that lighting, it would be reviewed by our staff, and they could probably administratively approve it if

there was a change. If they felt it had to come back to the board, they would.

MR. PHILIPS: Just 3 years a long time, and if it starts getting used more, you never know what could happen, and just want to get that clear today what could possibly be going. Okay. Thank you.

MR. SACHS: Mr. Leber, I have two other questions. One of the comments was about a cross-access easement. My understanding is you want to -- it's going to be a cross-access easement, correct?

MR. LEBER: Yes.

MR. SACHS: Okay. And last question, and we're very protective of this ordinance, which is the electric vehicle charging stations. I'm assuming you're asking for a waiver of that as this being a house of worship.

MR. LEBER: Yes.

MR. SACHS: And the fact that you've railroad got 300 parking spaces there now. Just understand the board would have the option to waive that. I don't think the intent of that ordinance ever was to apply it to something like this where we have a house of worship and not-for-profit, you know. Certainly, we are concerned, and I know the mayor's very concerned about it, when we have other developments that would require these, and we have, you know, we have not waived it, but I'm assuming you're asking for a waiver on this one?

MR. LEBER: We are.

MR. SACHS: Okay.

MS. MCGURK: When we met, we spoke about that, also, and it doesn't seem like the type of use where somebody would spend the entire day charging their vehicle, so we agreed that if the board were to grant that variance, staff is okay with that. And then the other outstanding variance, the impervious coverage, I would think for a clean application, that would also be a variance.

MR. SACHS: Okay.

THE CHAIRMAN: Yes, Mr. Criscuolo.

MR. CRISCUOLO: In one of your pictures, it's depicting a crosswalk there.

MR. LEBER: That's right. That's the current drive onto Ryders Lane.

MR. CRISCUOLO: Is that crosswalk going to be maintained there?

MR. LEBER: No, that's actually entirely going to go away. That will become like actual sidewalk, and then they'll put the curb across, you

know, along the edge of Ryders Lane, and then to take it even a step further, you just -- if somebody has like muscle memory where they remember turning in here, we put a row of shrubs across so you can actually see there's no more entrance.

MR. CRISCUOLO: Okay, when -- is that going to be happen sooner or --

MR. LEBER: That's the first item in face A.

MAYOR COHEN: Connects to the sidewalks that are already there?

MR. LEBER: Right now there is a driveway with a crosswalk, and, you know --

MAYOR COHEN: But I guess if there's a sidewalk, is going to connect to the sidewalk that's already in front of the church, correct?

MR. LEBER: Yes. Do I have a picture of that, by the way? I don't. But there is a sidewalk, and we'll just fill in the missing gap.

MAYOR COHEN: Right.

THE CHAIRMAN: I think it's a good thing that those entrances along Ryders are eliminated. Very problematic.

MR. CRISCUOLO: I would just like to see that done sooner rather than later.

THE CHAIRMAN: Sooner. Well, I think --

MR. CRISCUOLO: Also, Kristi had, you know, put some comments about the fencing and stuff like that on there. Looks a little bit of an eyesore, stuff laying on the ground and other debris. How soon will be that cleaned up?

MR. LEBER: So A is going to come down immediately. B, D has all been cleaned up already. I believe C was moved into the enclosure. The only one I'm not sure about is E.

MR. SACHS: I would assume if there's missing --

MR. LEBER: Slats.

MR. SACHS: Whatever needs to be done will be taken care of.

MR. LEBER: I just spoke with Dennis, and he indicates that it was fixed.

MR. CRISCUOLO: Well, based upon your testimony, this was the (inaudible) so --

MR. LEBER: But that's the fence that's coming down immediately.

MR. CRISCUOLO: Okay, so it's a code violation so we'd like that taken care of quickly.

MR. LEBER: Okay.

MR. CRISCUOLO: The light pole, is that

on your property?

MR. LEBER: You're talking about --

MR. CRISCUOLO: The pole that -- I see it in the picture here. Is that the right pole you spoke about?

MR. LEBER: Yes, it's -- so if I go back to like sheet 2.

MR. CRISCUOLO: You don't have to go to sheets. Is that -- you're saying yes, that is. Is it possible to put maybe a wall pack on that pole to give some lighting in that area? I just don't like a big empty lot with a fence and my police department pulls in and it's just totally dark, so if there's a possibility, a capability, and I'll ask Colleen or Mr. Kipp, you know, maybe we can -- doesn't have to be something outstanding, you know, some kind of wall pack or some kind of -- just give it a little bit of illumination at least for the next couple of years.

THE CHAIRMAN: It's a good idea.

MR. LEBER: Okay.

MR. CRISCUOLO: So then -- because if somebody is back there, nobody would see whatsoever. For the safety of the congregation and anybody that might be in there, and if there's any undesirables there, the police would go by, they wouldn't be able to see if there's no light.

MR. PRESSLER: We're fine.

MR. LEBER: That's a good idea.

THE CHAIRMAN: Good idea, Joe.

MR. CRISCUOLO: Thank you. That's all I had, sir.

MR. LEBER: Okay.

THE CHAIRMAN: Anything else, any board members? Staff, any final comments?

MS. MCGURK: No, everything's been resolved.

THE CHAIRMAN: Terrific. Would any member of the public like to be heard on this application? Seeing none, I declare the public portion closed.

What is the board's pleasure with this application?

MR. REISS: I make a motion to approve.

THE CHAIRMAN: Make a motion to approve. We have a second? Mayor, do you want to second it?

MAYOR COHEN: Second.

THE CHAIRMAN: Any final questions? Seeing none, Loren, please call the roll.

MS. MORACE: Mr. Schmidt.

MR. SCHMIDT: Yes.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Yes.

MS. MORACE: Mr. Philips.

MR. PHILIPS: Yes.

MS. MORACE: Mr. Reiss.

MR. REISS: Yes.

MS. MORACE: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. MORACE: Councilwoman Sullivan.

MS. SULLIVAN: Yes.

MS. MORACE: Mr. Heppel.

MR. HEPPEL: Yes.

MS. MORACE: Mr. Bravman.

MR. BRAVMAN: Yes.

MS. MORACE: Mayor Cohen.

MAYOR COHEN: Yes.

MS. MORACE: Chairman Taylor.

THE CHAIRMAN: Yes. This application is approved. It's always good to see you.

MR. LEBER: Thank you.

THE CHAIRMAN: Much luck with your project.

FROM THE FLOOR: Thank you.

THE CHAIRMAN: Is there any other further business coming before us this evening? And our next meeting is? March --

MS. MORACE: Yeah.

THE CHAIRMAN: Just actually I have something. I just want to quickly poll the board. Is there any sentiment to starting the meetings at 7:30 instead of 8 o'clock? The township council did it.

A BOARD MEMBER: I'm in favor of it.

THE CHAIRMAN: Does anyone have any difficulties getting here because of work? Larry, I know you --

MR. BRAVMAN: On some days I might, but 7:30 should be okay. I know like we did the same thing a year or two ago with the Environmental Commission. It's been okay. Every once in a while, though, I pull in a little late. That's fine if you want to move it.

THE CHAIRMAN: Okay, so we need to do resolution, right, which we have to --

MR. SACHS: Why don't we do this. Why don't we make -- someone make a motion to change the starting time of the meetings for the balance of the year from 8 o'clock to 7:30, and then what we'll have to do is I think we'll have to notice in the Home News. All right. Let's -- someone make --

MR. REISS: I make a motion to change it

to 7:30.

A BOARD MEMBER: I'll second it.

THE CHAIRMAN: Okay.

MR. SACHS: You could do it by voice vote. All in favor? Any opposed?

THE CHAIRMAN: No.

MR. SACHS: Okay. So done.

THE CHAIRMAN: All right so -- and then when can we start. Do we have -- is it like an ordinance you have to do one meeting and then another?

MR. SACHS: No. We can -- why don't we do this. Why don't we publish it, put a notice in the Home News that commencing with the March 11 meeting --

THE CHAIRMAN: Might be the biggest story in the newspaper that day.

MR. SACHS: -- and thereafter --

MS. SULLIVAN: I just have a question. You don't accept anything after 10:30. Does that mean you don't accept anything after 10?

MR. BRAVMAN: We have to now move it up? No new business after 10 o'clock.

THE CHAIRMAN: Although we do. We're not -- you know, we've been here until 3 in the morning.

MS. SULLIVAN: Oh, I know that. No, I'm just saying. I know that, but I'm just saying.

THE CHAIRMAN: All right. Great. So then we need to have a motion to adjourn.

MR. SACHS: That's most appropriate.

THE CHAIRMAN: We're out of town, folks. Good meeting.