

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
PLANNING BOARD

February 26, 2020

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

Shawn Taylor, Chairman
Joseph Criscuolo
Charles Heppel
Sharon Sullivan
Laurence Reiss
Steve Philips
Howard Schmidt

ABSENT:

Laurence Bravman
Muhammad Hashmi
Brad Cohen, Mayor

ALSO PRESENT:

David Lonski, Esquire
Loren Morace, Secretary
Keith Kipp, Director of Planning/Engineering

MINUTES

January 8, 2020 - Motion to approve by Mr. Criscuolo, second by Mr. Heppel. Minutes approved.

February 12, 2020 - Motion to approve by Mr. Criscuolo, second by Mr. Philips. Minutes approved.

RESOLUTIONS

Resolution amending the start time of the planning board meetings. Motion to adopt by Mr. Criscuolo, second by Mr. Philips. Resolution adopted.

Resolution amending Tices Lane Redevelopment Plan - Motion to adopt by Chairman Taylor, second by Mr. Schmidt. Resolution adopted.

PRESENTATION

Presentation regarding the amendments to the Tices Lane Redevelopment Plan. Discussion.

CAPITAL PROJECT

Presentation regarding an addition to the library. Discussion.

ADJOURNMENT

Motion to adjourn by Mr. Criscuolo. Next meeting is March 11, 2020, 7:30 p.m.

THE CHAIRMAN: Okay. Good evening, all. This is the February 26, 2020, 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 -- it was half of the paper that day I noticed -- 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 an application in an order different from that appearing on the agenda and on each application will give the public an opportunity to comment.

The planning board will entertain no new business after 10:30 and will close all proceedings by 11 p.m., and if we're still here at that time tonight, shoot me.

The doors outside of the courtroom are to be used in case of fire or other emergencies.

Now if you are able, please rise and join me in a pledge to the flag.

(Flag salute)

THE CHAIRMAN: Thank you. This evening, our conflict planning board attorney David Lonski is here. Mr. Sachs, our regular planning board attorney, does not handle redevelopment issues. And is Larry away?

MR. LONSKI: He is.

THE CHAIRMAN: And he's also away, so good for Larry. So welcome, David. You've been here

before. You're no stranger to East Brunswick, and it's always nice to see you.

Loren, will you please call the roll.

MS. MORACE: Mr. Schmidt.

MR. SCHMIDT: Here.

MS. MORACE: Mr. Hashmi. Mr. Philips.

MR. PHILIPS: Here.

MS. MORACE: Mr. Reiss.

MR. REISS: Here.

MS. MORACE: Mr. Criscuolo.

MR. CRISCUOLO: Here.

MS. MORACE: Councilwoman Sullivan.

MS. SULLIVAN: Here.

MS. MORACE: Mr. Heppel.

MR. HEPPEL: Here.

MS. MORACE: Mr. Bravman. Mayor Cohen.

Chairman Taylor.

THE CHAIRMAN: Here. We have -- we received in our packets minutes from two prior meetings. I would just remind you that we vote on minutes by voice vote. So the January 8, 2020, minutes with packet, what is the board's pleasure?

MR. CRISCUOLO: Motion to adopt.

MR. HEPPEL: Second.

THE CHAIRMAN: Been moved and second.

Any questions, comments, additions, deletions? Hearing none, all those in favor of approval of the minutes -- approving the minutes as submitted signify by saying aye. Any nays? Any abstentions? Minutes pass.

We have the minutes of February 12 in our packets. What is the board's pleasure?

MR. CRISCUOLO: Motion to adopt.

THE CHAIRMAN: Moved. Do we have a second?

MR. PHILIPS: Second.

THE CHAIRMAN: Moved and seconded. Any questions, comments, additions, deletions? Hearing none, all those in favor of approval of the minutes as submitted signify by saying aye. Any opposed? Any abstentions? The minutes pass.

We have a couple of resolutions, and I remind everyone that resolutions are items that the board has previously considered and voted on, and we are adopting them tonight in their formal fashion.

Mr. Lonski, the first one is a resolution amending the start time of the planning board meetings. Is this resolution in order for us to vote on this evening?

MR. LONSKI: It is.

THE CHAIRMAN: Thank you very much. What

is the board's pleasure with this resolution?

MR. CRISCUOLO: I'll move it.

THE CHAIRMAN: So moved. We have a second?

MR. PHILIPS: I'll second.

THE CHAIRMAN: Moved and seconded. Any discussion? Hearing none, Loren, please call the roll of those eligible.

MS. MORACE: Mr. Schmidt.

MR. SCHMIDT: 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: Chairman Taylor.

THE CHAIRMAN: Yes. The resolution is adopted. Next.

MR. CRISCUOLO: So the next meeting will be at 7:30; is that correct?

THE CHAIRMAN: Next meeting will be at 7:30.

MR. LONSKI: Just for the record, just to make sure any new applications -- applicants are made aware of that so the proper notices are provided.

THE CHAIRMAN: Good. Good thought.

The next resolution --

MR. LONSKI: With respect to that, Mr. Chairman, I believe that that resolution should be acted upon after the presentation.

THE CHAIRMAN: I think that that probably makes a lot of sense. So I assume we have someone in the audience that would like to make that presentation.

MR. REINER: Yes, Mr. Chairman, members of the board, thank you very much. This evening I'm here to present to you some amendments to the Tices --

THE CHAIRMAN: Just for the record, introduce yourself.

MR. REINER: Sorry about that. Francis Reiner from DMR Architects, 77 Terrace Avenue, Hasbrouck Heights, professional planner.

As I indicated, tonight we're here to present to you four amendments to the Tices Lane redevelopment plan, which was originally adopted in December 2018. I believe that the members of the board

also received a letter from Colleen and Keith dated February 26 outlining those four.

MS. MORACE: It's in your -- it's on the desk.

MR. REINER: So they're located on pages 8 and 9, but I will go through them so everybody understands what we're presenting. As I mentioned, this was previously adopted December 2018. Redevelopment plans represent zoning, and when a plan is adopted, developers then take the next step to try to actually design the project, and in doing so, there's occasions where what they ultimately determine through that design process is that there are some variances that would be necessary, and one way to cure those -- that potential variance issue is to amend the redevelopment plan.

If the board deems to accept these amendments, the board is still going to see the site plan application from the developer come in and still have the ability to critique and make sure that they are -- that that plan meets all the criteria.

So the four amendments that were being proposed and that we're -- that we have addressed and included in the document that is -- that we put on your -- in front of you this evening was on page 8, section 3.4, item A. The developer in going through their plans had asked for increasing the number of multifamily apartments from 360 to 380. They're actually proposing 376, but they'd like the redevelopment plan to say 380. This is located in -- on the exhibit to the right, the two large buildings to the right. That would be the multifamily buildings. You'll note that the total number of maximum units that are being proposed are the same, so really it's just a reallocation of unit type. We think that that is not a substantial change.

In regards to section 3.42E, the previous redevelopment plan did not permit three-bedrooms. The applicant or the developer in talking with (inaudible) township had indicated that they wanted to provide up to 32 three-bedroom units, actually asked for the amendment to include 50 percent of the townhomes could be three-bedrooms. That would be the maximum number of townhomes on page 8 of the document is 80, which means that they're theoretically requesting a total of 40 potential three-bedrooms.

Just so the board understands what that represents, we went through and looked at the Rutgers Study for School Age Children and the impacts that that would have on a potential application. This is a study

that was done in July 2018. It's based on actual built projects and actual physical numbers of school age kids, so it's generally regarded as a very realistic and account for what school age kids would come out of different types of projects. There is a lot of different variables within that document. It talks about both low, middle, and high-rise type of development. Townhomes would be allocated in the low-rise within that document. And then it allocates how many school age children would occur for people who have an income level of 50 to 100,000 and people who have income over 100,000 that would be renting these types of units.

So in looking at that study and doing the analysis, we're able to determine that the range of additional school age kids be above the two-bedrooms, so going from a two-bedroom to a three-bedroom, for 40 units would amount to between 2.5 and 13.5 additional school age kids over 12 grades. So we don't believe that that is a significant impact so we believe that that is -- that we can --

MR. CRISCUOLO: Was that study done by the Bloustein School, or where was that done?

MR. REINER: Yes, a Rutgers study.

MR. CRISCUOLO: Okay.

MR. REINER: July 2018 was adopted. They had one that was --

MR. CRISCUOLO: Before that.

MR. REINER: -- before that. This is a much more recent one.

MR. CRISCUOLO: Updated one. Thank you.

MR. REINER: The maximum building coverage -- this is section 3.4, number 11, page number 9.

THE CHAIRMAN: Can we just -- we take questions after.

MR. REINER: Absolutely.

THE CHAIRMAN: Continue.

MR. REINER: The original redevelopment plan had a building coverage of 20 percent. The applicant is requesting 25 percent. This has a lot to do with the fact that when we did the redevelopment plan originally, they -- the developer was considering allocating about 6 acres of land to the township. It's my understanding that that allocation of land is going to increase to almost 8 acres or around 8 acres, and therefore, the percentage of building coverage is simply increasing more based on the fact that more land is being given to the township as a part of the redevelopment agreement. So again, we don't believe

that substantially changes the intent of the redevelopment plan.

And finally, the building length, section 3.4, number 15, again on page number 9, is requesting that the length of the building be increased 400 feet to 450 feet. Again, that would be on the two large buildings on the right of -- closest to Tices Lane -- Tice Lane. We believe that that again is a minor change, actually creates a much -- a little bit longer of a street environment, so we believe that is a positive effect of increasing that.

So those are the four amendments that are indicated within this document that you've been given dated February 2020. We don't believe that any of them are substantially different than the intent of the original plan, and therefore, we would recommend that the board consider them for approval. Be happy to answer your questions.

MR. SCHMIDT: I have a question.

THE CHAIRMAN: Yes, certainly, Howard.

MR. SCHMIDT: Mr. Reiner, I'm a little confused on the number of units. Three point four, number 2, maximum number of dwelling units, on the right-hand side it says 520 units. Then A says maximum of 380 mixed use multifamily. B says 80 townhomes. So that's 460.

MR. REINER: Yes.

MR. SCHMIDT: And then C says maximum of a hundred apartments. Now, is C in addition to A, or is that separate?

MR. REINER: It's in addition to, so that would give you 560 maximum, but they could only build up to 520, so they can -- they could build 380 multifamily. They could build 60 townhomes and then the difference to 520, but the maximum number they can build is 520, which is the same as the original --

MR. SCHMIDT: Okay, so 40 units on that delineation are going to be taken off then because the total is 560.

MR. REINER: Yes.

MR. SCHMIDT: But only 520 will be built.

MR. REINER: Yes, so it's giving the developer a little flexibility in what type of unit they build. So there's 40 extra units built into the maximum numbers, but they cannot build more than 520 total.

MR. SCHMIDT: Of which 20 percent would be affordable housing.

MR. REINER: Yes.

MR. SCHMIDT: Okay.

THE CHAIRMAN: David.

MR. LONSKI: Just to be clear, the A, B, and C, which deals with the maximum number of units, is just the maximum, but the total mix cannot exceed the 520.

MR. SCHMIDT: Okay.

MR. LONSKI: And the affordable remains the same. And only because I participated in the meeting with the developer that brought a lot of these issues up, just for point of clarification --

THE CHAIRMAN: David, you need to speak into a microphone. Make sure you just -- there you go.

MR. LONSKI: Again, just for point of clarification, the 450 feet along the frontage of the two buildings in the middle was to create a nice streetscape to allow for additional retail. If the buildings were shorter, there would be less retail. So that was the reason for that. The road and everything to this side is the reason for the lot coverage. All that's coming to the township, that additional land. The townhouse units are where the units are, and so it's the end units that they were proposing be the three-bedrooms.

THE CHAIRMAN: So there will be no interior three-bedrooms.

MR. LONSKI: Right. So it's just the end units are what's proposed in the B units that would be the three-bedrooms. I forgot what the other one was. That's general -- and then just the overall mix because of the way that the buildings were laid out with this 450-foot length, it made more sense to have more apartments in the multi by 10 or 15 units, but the overall density is not increased.

THE CHAIRMAN: Stay there, Dave. We might need you for another question. Councilwoman Sullivan.

MS. SULLIVAN: Of the 43 bedrooms, 20 -- 50 -- 20 percent rather will be affordable housing; is that it?

MR. REINER: So the requirement is that 20 percent of the total number of units is affordable housing.

MS. SULLIVAN: Okay. So if there's 40 --

MR. LONSKI: Some of the three-bedroom affordables are in the apartments. They're not included in the townhouses.

MS. SULLIVAN: That's separate.

MR. LONSKI: And that's the mix of two or three-bedrooms are set by the COAH statute.

MS. SULLIVAN: And you're saying -- I

just want to make sure I clarify. The maximum of pupils that you think will be going K to 12 are 13.5?

MR. REINER: No. Just to clarify that. When you come in for a site plan application, the developer comes in for a site plan application, they should provide you with all of that data. The numbers that I ran are basically stating the difference between what was previously approved, which were two-bedroom -- those two-bedroom townhouses -- taking 40 two-bedroom townhouses and moving them to 40 three-bedroom townhouses. The delta, the difference between those two is somewhere between 2 and a half and 13 and a half students. I'm not -- I don't know exactly how many two-bedrooms they have so we couldn't run the full numbers. I'm trying to give you the delta between the difference of what you're voting on tonight.

MS. SULLIVAN: Okay. Thank you.

THE CHAIRMAN: Further questions? Steve and then --

MR. PHILIPS: Question. I guess one question is is there parking underneath the apartments.

MR. REINER: Yes. So what you're looking at here is the first level of the apartment, so underneath the structure is parking, and then this would be a typical -- this would be the residential units above the courtyards above those -- above those parking. Everything else is surface parking with the exception of there is some tucked under parking within each one of the townhouses. So these two represent parking underneath the building, one level, and then residential above it. There is some, you know, garage unit parking in the two-over-two's in the townhouse.

MR. PHILIPS: And there's an additional amount of bedrooms based on request for three-bedrooms instead of two-bedrooms; is that correct?

MR. REINER: Yes. So that -- in essence, if you're going from 40 two-bedrooms to 40 three-bedrooms, you're adding potential 40 additional bedrooms.

MR. PHILIPS: Which brings to mind the second question is a lot of the places in town that were built 25 years ago that had two and three bedrooms are now struggling to find places for the cars. So I'm just wondering has this been sufficiently designed to include increased spacing for the fact that you have kids that are 5 and 6 that suddenly become 15 and 16 and they have cars.

MR. REINER: Yes. So the parking requirements have not changed, and we have not proposed to change those parking requirements. I will say that

where -- we work in a number of municipalities from suburban to more urban. The allocation we placed in here, which are -- which is 1.5 spaces per unit, we believe is more than adequate given the information that we have on the projects that we are both representing as a planner but also developing as an architect.

MR. PHILIPS: So 1.5 cars per dwelling, so you got a three-bedroom, and you're stating that it's going to be 1.5 cars for that place.

MR. REINER: What we say is that the average across the board for this type of project, 1.5 is more than adequate in terms of the number of units. So you really want to break it down by if you look at the townhouses, because if you take the -- if you look at the townhouses, each townhouse on -- that's on the plan has one space in a garage and one space located right behind the unit. So if you look at it from a perspective of each one of these units here all be identified and the two-over-two's all have parking within their building, one space, and then one allocated behind their space. So in essence, all the townhouses have two. What we have here is then the multifamily have a significant amount of parking. They have parking underneath, but then they have the surface parking located behind. So it really breaks down from our standpoint, we believe that there's more than adequate parking the way that we've laid this out.

MR. CRISCUOLO: Right. What we ran in town where the several communities is the garages become storage units, and I know at many planning board meetings, I stress to the developer that they need to add more parking because that occurs, and the apartments complexes have been saying that they'll monitor that to ensure that they don't become those types of units, but I guess the concern here is if you do have a for-sale unit in the townhome, there's no association or apartment complex community that's going to prevent that from happening. So, you know, as a person that's worked for the township, how have you dealt with that in other communities, or do they have that problem?

MR. REINER: So from the townhouse standpoint, we haven't dealt with that issue from a parking perspective, although I understand the comment, which is that the garage gets filled and that space is now not allocated, and then that space then goes to an on-street space or a surface parking space.

THE CHAIRMAN: And it's especially concerning because one of our target audiences is

people who live here, people who live in town now who are going to downsize, and when you downsize, you never get rid of your second daughter's, you know, crap, and you never get rid -- I mean, you always end up -- so it's a real concern, and Joe is very true that it is something that we've -- in the 20 years I've been sitting up here, it's a constant issue, and with all due respect for any developers, they'll always give you the -- or planners will always give you the, well, you know, it's not, and it's --

MR. CRISCUOLO: It's the MLUL.

THE CHAIRMAN: Studies have shown.

MR. CRISCUOLO: This and that. Keith and I deal with this from --

THE CHAIRMAN: We get bit in the tail all the time.

MR. CRISCUOLO: Right. Lexington Village and Village Drive, right, Keith, if I had a dollar for everybody that comes in and talks to us about that, right, we could go out to a nice dinner. So I was just looking at how you combat that because my feeling is when this application comes to the board, going to be asked for a lot of No Parking signs, you know, especially along the boulevard and especially towards the access road around the loop, the loop road.

MR. REINER: So when they come in -- and this plan does show more than 1.5 per unit.

MR. PHILIPS: Do you know how many it does show?

MR. REINER: I don't have the number off the top of my head --

THE CHAIRMAN: One point seven.

MR. REINER: -- but it is more than the 1.5, but when the application comes in, one of the things the board could request is that this particular area, which is --

MR. CRISCUOLO: Expand the parking.

MR. REINER: Expand the parking and add additional parking here for the concern that you're having about --

FROM THE FLOOR: That's where the detention is.

MR. REINER: That's where detention is?

FROM THE FLOOR: Retention, but you're right, we could do it.

MR. CRISCUOLO: John, when you receive this app, you know, could you voice that concern, Keith, as well?

MR. KIPP: Absolutely.

MR. CRISCUOLO: My other concern is with

this community when we build the hockey rink, naturally, there's a parking lot. Certainly we see it here occasionally with the apartments across the street. There is a series of cars that are in the municipal lot, you know, almost -- definitely over the weekend and stuff like that. I don't want the hockey rink parking becoming parking for the community.

MR. REINER: Agreed, and, you know, there's two parts to that. We've been in municipalities where they start by saying that nobody can use that parking, and then they understand how parking is used, and they allow parking overnight from, you know, depending on the use of the facility. Someplace will park it from 8 o'clock at night until 7 o'clock in the morning, but it's done after the facility is open and they know what the parking arrangements are. The ice skating rink that we've laid out has I believe over 200 public parking spaces associated with it, so, you know, one of the things we can do is determine -- make sure that that is enough to support the ice skating rink and its use.

MR. CRISCUOLO: Thank you.

MR. PHILIPS: Gets back again same question. The townhouse people, they're going to have guests.

MR. REINER: Yes.

MR. PHILIPS: And there are going to be times they're going to have five, six, or seven different cars coming. It's a kid's birthday party, it's a death, it's whatever you want to think about that they're going to have a lot of people come to their house, so you have to also consider whenever you're putting it together where are you going to have this overflow parking, because they obviously can't use all the other neighbors' driveways.

MR. REINER: No, of course not, and there is parking within the townhouse multifamily area. There's additional parking there. But I understand your concern, though, and again, you know, we've been involved with dozens of these types of developments. The numbers that we see in terms of reality for this type development would be -- and I -- the numbers are 1.34 spaces per unit. That's really the number of spaces in a suburban market where you've having that type of numbers, and you have to understand that when people are out -- there's always a percentage of people that are out. There's always a percentage of people where the cars in the parking lots, those spaces are going to be open. So the toughest time is actually at night between 6 p.m. and like 9 p.m., and that's when

the retail is open and that's when most residents are home, so those are the kind of stressful times. During the day and weekends are typically not as stressful because enough people are out that there's a better allocation of open space. But the board will have the opportunity to talk with applicant when they come in for the site plan.

THE CHAIRMAN: You should share our concern, though, because it is a genuine concern.

MS. SULLIVAN: Even the three-bedroom, like let's just say three millennials rent a three-bedroom condo, a three-bedroom -- or a townhouse or an apartment, they're each going to want their own car.

MR. REINER: And I think those are absolute valid reasons to make sure that when they -- and we will express this concern to the developer, as well, but going from a plan that only permitted two-bedrooms to a plan that now permits three-bedrooms, and up to 40 of them, I think that makes a real important distinction in requiring that developer to show that they're going to be able to provide the extra parking spaces that they may not have had to provide with two-bedroom units. So I think that those are -- and we'll relay that, and we'll look to see if there's other opportunities to add parking in here from a surface standpoint.

MR. CRISCUOLO: Birthday party should be at the rink. They should be paying to go to the rink. Keith and John and our attorney, Mr. Lonski, if you have a pre-con meeting or pre-application meeting, I'm sure they'll be able to share those concerns because I'm sure they don't want to hear it when they come to the board.

THE CHAIRMAN: Yeah. I mean, look, I'm prepared tonight to support these changes, but I'm going to look at this with a far more critical eye when the application comes before us. And to Steve's point, given the choice between thinking about death and a birthday party, I'll take the birthday party if you don't mind.

MR. PHILIPS: They both happen, though, Shawn.

MR. CRISCUOLO: It's at the rink. The party is at the rink.

THE CHAIRMAN: The party is at the rink, yeah. I'm sorry, Fran, anything else?

MR. REISS: I have a question.

THE CHAIRMAN: Yeah, sure.

MR. REISS: Just want to go over the flow

of traffic, like how is it going to go in and out with the rink.

MR. REINER: With the rink?

MR. REISS: Yeah.

MR. REINER: So the loop road will be -- access to the rink would be off of the loop road, so I think we've -- I think we've actually allocated an entrance over here. So it would be -- you'd be hard pressed to have traffic going through this in order to get to the rink. It's just -- it's too cumbersome. So we believe that the traffic will come out through here, access, and then this will connect into the adjacent property. So that's the -- I mean, that's really -- the loop road is going to hold all that traffic, and that's -- with intent, that keeps all of the outside traffic outside of this area. This is really only going to be for --

MR. CRISCUOLO: Larry, most likely, people will make a right before the Lowe's, and that's the loop road that connects right to there. To get there would make most sense.

MR. REISS: Trying to visualize it.

MR. CRISCUOLO: Just also want to make a comment. Under Councilman Kevin McEvoy you have councilwoman, so you could please get that modified before we post this on the web site.

MR. PHILIPS: Clarification on another thing, Shawn.

THE CHAIRMAN: I'm sorry, what, Steve?

MR. PHILIPS: Can we get another clarification. I guess midway down Harts Lane -- Tices Lane -- excuse me -- it looks like you make the left-hand turn there to go in or right-hand turn to go in; is that correct?

MR. REINER: Here?

MR. PHILIPS: Midpoint, yes, midpoint.

MR. REINER: Yes.

MR. PHILIPS: It looks like it's not quite lined up with right across the street. Is that the traffic light that's already existing?

MR. LONSKI: No. The traffic light that's already existing with Rennee Road is here, and so that's where the main is. This is the entrance to Crosspointe I believe.

MR. REISS: The other side.

MR. PHILIPS: Crosspointe is where the light is I thought to go in.

MS. SULLIVAN: Right, that is.

MR. KIPP: No, that's Rennee Road where the light is. Crosspointe has its own entrance.

THE CHAIRMAN: Own entrance a little further.

MS. SULLIVAN: A little further, but you can get in through Crosspointe over there.

MR. CRISCUOLO: Yeah, you come inside.

MS. SULLIVAN: Right.

MR. REINER: Lake is where Royal Garden.

THE CHAIRMAN: Yeah, Royal apartments. Up there on the right.

MR. PHILIPS: Well, I guess then the question is is there any reason why there'd be a movement of automobiles, traffic to be going out the center opening and then having to make that jog.

MR. REINER: To go from here to here?

MR. PHILIPS: Yeah.

MR. REINER: Unlikely movement.

MR. PHILIPS: Unlikely movement.

MR. REINER: Yeah, very unlikely movement. Going from one multifamily to another multifamily would be unlikely. The traffic -- I will tell you that when they come in, they're going to have traffic engineer, and that traffic engineer is going to have to provide testimony, but we don't believe that there's an issue of vehicles moving from here to try and to get there.

MR. PHILIPS: Okay. All right. I guess we'll look at it when it comes in.

THE CHAIRMAN: Mr. Heppel.

MR. HEPPEL: Since I was after my good buddy down here, Steve, it will seem like I'm going back, but he raised his hand quicker than I did. There was a discussion to do with the --

THE CHAIRMAN: Not talking about dead birthdays again, are we?

MR. HEPPEL: No, not birthdays, about the affordable units, and maybe I missed it, but it's not clear to me yet, so you'll be able to answer it easily. Okay, there are the three categories. Are each one of those categories going to have the 20 percent affordable, or can they be say all in the mixed use or all in the apartments?

MR. REINER: So they have to meet -- it's my understanding. I would probably defer to the attorney, but it's my understanding that however many units they built, if they build 500 units or if they build 400 units, they have to build 20 percent of that number, and it doesn't have to be allocated by the product type. In other words, they just put -- they just need to put in 20 percent of the number of units they build, and that can all be in the multifamily

apartments if that's the allocation.

MR. CRISCUOLO: Yeah, it's a hundred units for the site.

MR. HEPPEL: Yeah, I just wanted to know if, you know, if they had to be allocated to the different areas, but they don't.

MR. LONSKI: They don't, and again, I saw the site plan so I'm kind of previewing it, but they're all in the two longer apartment buildings. That's where they are proposed to be at this point.

MS. SULLIVAN: None are in the townhouses?

MR. LONSKI: No.

MR. REINER: COAH has requirements for how many have to be two-bedroom, three-bedroom. That's all dictated by the state requirements.

MR. LONSKI: And they're all integrated so they're not all in one spot.

MR. HEPPEL: Good. Thank you.

THE CHAIRMAN: Any further board questions?

MR. CRISCUOLO: Yeah. Fran, just to reiterate, if you can just show the board the length of the retail, so you want to make sure people understand, it's the whole entire boulevard and the frontage, right; is that correct?

MR. REINER: So the red represents retail.

MR. CRISCUOLO: Okay, what is the --

MR. REINER: The minimum of 15,000 square feet they have to --

MR. CRISCUOLO: What is the blue?

MR. REINER: So this has been allocated -- again, this is conceptual, but this has been allocated for amenity space so this is your residential lobby, sales office when you walk in. Typically, what you have is an amenity space. We put the amenity space on the bottom floor so it looks like a retail space, but it's an active space, and then these units are residential units on the back side. So the allocation of retail given this location was a minimum of 15,000 square foot. Now, a developer can come in and say we want to build more retail, and the board could determine whether or not they have enough parking for that or whether or not they believe that will be successful, but they have to build a minimum of 15,000. That was a request of the township when we had gone through those discussions. So these red represent about 15,000 square foot. The blue represents what we think are like a fitness center type of activity that

would be more like a storefront window, so it would look like retail, and then you would have your residential lobby transitioning to more residential. So active uses here, back into residential uses here, and then obviously community pool facility, clubhouse. So it's not the entire length that would be retail. They're not required to do the entire length, but they are required to do it on Tices Lane.

THE CHAIRMAN: Yes.

MR. HEPPEL: This is probably premature, but has there been any talk about what type of rents we're talking about these different type of units, a range?

MR. REINER: I'm sure they've run their numbers, but they have not shared that with me. It's a significant investment from a developer that commonly builds middle to high end product. They're a well-known developer. They're doing a project in a number of places that I'm very familiar with, and it's a much higher end product than some of the other areas, so I would assume it's going to be a similar type of mid to high end product.

MR. CRISCUOLO: Based upon your experience in other towns, is the dedication of that 8 acres normal? Is it low? Is it high?

MR. REINER: You've done excellent in my opinion. You know, we do a lot of -- we work a lot of developers, do a lot of redevelopment agreements, and, you know, the allocation of 8 plus acres for a community facility, you've done an excellent job in terms of the negotiations to get that developer to do that. You don't see that in a lot of places, and if you do get a developer contribution, it's typically at a much less size and scale.

MR. CRISCUOLO: Thank you.

THE CHAIRMAN: Yes.

MR. REISS: What is the timing when we should expect the application?

MR. REINER: So you've seen the plan.

MR. LONSKI: I can -- they're looking to move this project quickly to the planning board. They've submitted what they believe would be sufficient backup information for that. What the holdup is is this. So we need to -- assuming we're going to adopt it, then it has to go to council for an ordinance revision, which requires two readings and 20 days thereafter, and then once it's in place, they can come to the board with that official change that we're talking about tonight, part of the redevelopment ordinance.

MR. REISS: So relatively soon.

MR. LONSKI: I would think -- I think end of March, probably middle of April. I'm thinking March for the township to adopt the ordinance and probably by the end of April to be here.

MR. REISS: And then from a building perspective, are they going to build the houses first and then the rink, or how is that going to happen?

MR. REINER: Well, from their perspective, I think they're allocating the land to the township.

MR. CRISCUOLO: Right away.

MR. REINER: My understanding from my previous conversations -- please let me know if I'm incorrect -- is that they're going to build the multifamily closest to Tices Lane first. That would be the part they would build first.

MR. LONSKI: And while -- their phasing plan is part of their plan, so when it comes before you, you'll know what the first, second, and third faces are. It's part of their site plan.

MR. REINER: And you should be aware of and question access from a construction standpoint --

MR. REISS: That's where I'm going.

MR. REINER: -- where are they accessing property, are they going through a build, you know, build up the two buildings up front. They want to make sure that you're accessing the rest of it so you're not interfering with residents, because they don't get the phone calls; the township's going to get the phone calls. All those should be located in their plans, and they should present those to the board.

MR. REISS: Got it.

THE CHAIRMAN: Further board questions? Staff questions? Good. Mr. Lonski, you want to say anything before I ask for action on this?

MR. LONSKI: There is a proposed resolution that the board should have in front of them that in essence indicates that the planning board is in favor of recommending to the governing body that the four proposed changes to the ordinance be adopted. So I've reviewed the resolution. It looks to be in order.

THE CHAIRMAN: I am going to use the Chair's prerogative and move this one myself. Move its adoption.

MR. HEPPEL: Shawn, I just want to ask you something. I know this is the normal application, but --

THE CHAIRMAN: Well, let's get a second.

MR. HEPPEL: -- does the public have a

right to speak first?

THE CHAIRMAN: Hold on. Let's get a second, and then we can --

MR. SCHMIDT: Second.

THE CHAIRMAN: -- discussion.

MR. HEPPEL: Sorry.

THE CHAIRMAN: Okay. Discussion, go ahead.

MR. HEPPEL: I know this isn't a regular meeting where we approve, you know, we approve a site plan, but does the public have an opportunity to speak since we do have people here?

MR. LONSKI: I don't see --

THE CHAIRMAN: Why not? Does anyone in the public wish to comment on this resolution before we act upon it? Okay. Seeing none, I declare the public portion closed, and, Loren, I would ask you to call the roll.

MS. MORACE: Mr. Schmidt.

MR. SCHMIDT: 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: Chairman Taylor.

THE CHAIRMAN: Yes. This resolution is approved. Thank you.

Okay. What else do we have?

MR. LONSKI: Presentation.

THE CHAIRMAN: Presentation, right? Who's giving the presentation? Keith, is it --

MR. LONSKI: The library.

MR. KIPP: The library, yeah.

THE CHAIRMAN: Are you handling this one, Keith?

MR. KIPP: No, Melissa Kuzma, the assistant -- interim director of the library, is going to start off.

MS. KUZMA: Good evening. I'm Melissa Kuzma. I'm the interim director of the library. Thank you to the board for allowing us to present tonight.

The library is proposing a renovation and expansion project. This will be a township capital project partially funded by a state grant, so it is

subject to grant approval, and to tell you more about the project are Ralph Rosenberg from NK Architects and Michael Drobney from French & Parrello Associates.

MR. SCHMIDT: Can you bring this up closer? How about right here where they can see it. That's where they usually put them, right here. There you go.

THE CHAIRMAN: I would ask that before you begin, since there's no action by the board required, I do not believe we have to swear you in and qualify you, but I would ask that you introduce yourself and give us a bit of your CV before you begin the presentation.

MR. ROSENTHAL: My name is Ralph Rosenberg. I'm an associate design principal at NK Architects in Morristown, New Jersey. I've been with the company for 12 years. I've been practicing since 1984, so it's many years that I'm a licensed planner as well as a licensed architect in the State of New Jersey.

THE CHAIRMAN: Do you do much library work?

MR. ROSENBERG: I've done several libraries in the past, including Emerson Public Library, Ridgewood Public Library, the Mahwah Public Library, Paramus, Montclair State -- a few. I've done a few.

THE CHAIRMAN: Thank you, and welcome to East Brunswick.

MR. ROSENBERG: Maybe I could --

THE CHAIRMAN: Sure, you can.

MR. ROSENBERG: My voice -- I'll keep --

THE CHAIRMAN: Use that mic right there. How's that?

MR. ROSENBERG: Quite simply, like Melissa said, we're going for a block grant program. The library -- I think Melissa can talk more about the need to expand the square footage of the library to serve its patrons. It's being currently stressed, to put it lightly. The programs are increasing. Circulation to the library is getting cramped. The population is growing.

So what we propose on doing, working with Melissa and then with Jennifer not too long ago, we've taken a look at most of the interior of the building, and, for example, what this exhibit represents is the tan represents some of the renovated spaces, and the light blue gray represents some of the expansion spaces.

The current library I think is

approximately 35,000 square feet, something about the mid 30's. We're proposing an addition of close to 9,000 square feet. That addition is needed simply because the biggest draw for the library or the biggest deficit in the library services is the children's departments. So this big block of tan renovation really is an expanded children's program. So if we expand the children's program, we're swelling out and pushing out the existing programs, you know, to new boundaries around the property.

So what all that means is with the block of new and expanded and improved children's program, we are relocating the teens part of the library and expanding that. The multipurpose rooms get increased by number. We are adding sort of a story room/story tower for programs which are self-describing. There's an adult reading room, which currently existed in the back of the library facing west. Now that gets relocated to the north, very similar in size. And at the same time, the passport services, which represents this block of gray, is being stressed, as well, so that gets increased by support space as passport offices. And in combination of all of that, what's shown in light blue gray is the addition of sort of a grab-and-go coffee cafe for the patrons of the library, as well.

So with all the blue spaces isolated that we've described, it's about 9,000 square feet, 8,840 square feet of addition and about 9,000 square feet of renovation. Marrying all of that, we're proposing a landscaped self-enclosed privacy terrace, which is opened up to the children's library on the north side of the property. Civic Center Drive comes around from west down to north. And that would be self-protected, enclosed, retaining wall, landscaped to get sort of the outside inside in that relationship for the children's department, as well.

Currently, what's existing on this north wall of the children's wing is a very solid wall. If you look -- go into the library, it's very few windows for the children. This whole wall will now be opened up to get daylight all through and get that landscaping back into the core of the building.

Those are the big pictures. Again, some small groups, some minor renovations. We're adding new bathrooms. We're adding a teaching kitchen for some cooking presentation, some cooking lessons and classes. Again, teens grew. We have a lot more multipurpose rooms. We're adding some business hubs down by the information core of the building, improving lighting,

HVAC, circulation. We're adding an automated book drop receptor in the middle of the vestibule. The vestibule gets expanded. The canopy grows out towards the parking lot. All these incidental components make up for a new and improved municipal building for East Brunswick.

As far as what the building looks like, because the additions are relatively minor, we've done a diagram. We've done an elevation drawing. And really represents the bones of the building are strong. The bones of the building are pretty well maintained and established, and we are simply taking the architecture of the one-story brick building, the current wall, the flat roof, and expanding it out.

Now, what all that means is you're going to recognize the building when it's done. To be more specific about that, the existing current wall at this edge of the building for the information center simply gets moved out to take in a new adult reading room. The current wall that exists between adult reading gets expanded out towards Civic Center Drive towards the west. The current wall of the big expanse of glass wall that you see from the periodicals and the waiting for the passports, that just gets stretched out to the east. So you're going to see the same architectural elements that currently exist; they're just going to swell and expand to take up more real estate for the library.

That's sort of the presentation of what we are proposing for the grant application.

THE CHAIRMAN: I know I have several question, but board members.

MR. SCHMIDT: I have a question here on this thing. The library, I mean, it looks like a very nice concept. The parking in connection with this library is very, very tight right now. It is usually packed, and overflow parking winds up on the -- on Civic Center Drive. My concern here --

MR. KIPP: I think they have someone to answer those questions.

MR. ROSENBERG: It would be better answered by -- we have a site engineer waiting to be -- waiting in the wings for a follow-up presentation. He'll have better answers than I can give you.

THE CHAIRMAN: You'll be first up with that witness.

Steve, did you have --

MR. PHILIPS: No.

THE CHAIRMAN: Anyone else?

MR. CRISCUOLO: The terrace area --

Shawn, go ahead.

THE CHAIRMAN: No, that's all right, because I think -- I have no clue what bringing the outside in. If I can -- does that mean I can run through?

MR. ROSENBERG: No, what it means --

THE CHAIRMAN: I mean, it's not -- does that mean we take kids outside in nice weather?

MR. ROSENBERG: Yes.

THE CHAIRMAN: Okay. I don't quite -- I didn't understand that whole presentation.

MR. ROSENBERG: Well, it's an expression, because the current children's room, you have a small -- if you walk into the library, you look at the expanse of the children's programs, you got a window to the right, you know, but most of that -- most of that children's room is that painted wall.

THE CHAIRMAN: Yeah, no, I'm very familiar with it.

MR. ROSENBERG: You could imagine that wall gone and a full height glass wall is in its place, so now the terrace on the other side of that glass wall really feels like it's coming into the library proper. So that's what the expression "taking the outside in," really just taking away the barrier visually.

THE CHAIRMAN: And as a member of the library and a citizen of East Brunswick, will I get to use that terrace?

MR. ROSENBERG: Yes. It's an open terrace. It's public access from both the adult reading, the children's room, and then there's also a secondary gate for maintenance and -- now, I don't -- I don't have the answer of exactly how security would work in that terrace, but the access is there for -- to be a community terrace. How that's controlled, I don't know.

THE CHAIRMAN: Yeah, I'm not asking how it's going to be controlled. I understand that's beyond your scope. I just wanted to know that I would be able to access.

MR. ROSENBERG: Yes, the access is there.

THE CHAIRMAN: Go ahead, Joe.

MR. CRISCUOLO: I mean, that terrace area, it looks like you're -- and I'll wait for your engineer to come up to talk about impervious space and the products that are used in that area. That's pretty close to the roadway, and I've been on that side of the building, and just with normal traffic and the amount of people that are coming out, you know, I think it's a noisy area. Was there any consideration to maybe

enhancing the courtyard in the center of this park-like setting we have here rather than putting it over there, or -- I think Shawn probably -- I'm spring boarding off of his -- it's more of a community space --

THE CHAIRMAN: Right.

MR. CRISCUOLO: -- rather than a library space.

THE CHAIRMAN: That's what I was certainly looking for.

MR. CRISCUOLO: Yeah.

MR. ROSENBERG: Let me spend a couple of minutes describing the intent of this courtyard. Yes, it's very close to the road, but the plan to date is this wall, this retaining wall, is designed to be higher than the children's eye level, so if I say the top of the wall is 42 inches -- 48 inches -- then everything from the north of that wall berms down to the road. So what that does for me, 1, it takes away that issue of traffic both visually for, you know, for the kids. They're not seeing any traffic. They're seeing that landscaped wall and the benches and seating. So visually, the intent was all of this traffic is not being seen by the users of the children's room. So that wall -- I don't know the height of the wall, but if the wall is enough to screen the users from the traffic path, then it berms down to the road beyond that wall, that is a goal of that terrace.

MR. CRISCUOLO: But you are taking away some emergency access from the building to a walled area in case there is an emergency, God forbid fire, something going on there. If the kids are in that particular area and you have a wall around the whole thing, and as you said, you only have one little egress to get out of there for maintenance.

MR. ROSENBERG: We could --

MR. CRISCUOLO: Did we look at this, you know, from a building construction code consideration?

MR. ROSENBERG: No, the building --

MR. CRISCUOLO: Did they look at that? Fires officials.

MR. ROSENBERG: Not yet.

THE CHAIRMAN: Well, have the police looked at this?

MR. ROSENBERG: The building meets all of the egress lifesaving requirements. We did not honestly look into that conversation with the terrace. I think that's the next step, to make sure your fire department, your police department --

MR. CRISCUOLO: Well, you got one, two --

I've seen four means of egress to that deck area that would generally go out to a grass area, and our evacuation plans says to get to the Korean church.

MR. ROSENBERG: Well, this is open on the top. There's some gating that we are proposing on the top, so egress comes to the top. This could be an egress gate, as well, so the adult reading and the children exit out of this gate. So again, security of these gates have not been decided. They're just egress points. So all of this can exit this way. This door can exit this way, and the story tower connects this way. So there is a next level of gate design aesthetics that have to be -- that have to be looked at.

MR. CRISCUOLO: Just concerned about a wall around the whole thing. And then naturally with that wall, with rainfall, how is -- this might be a question for you. Water gets in there, we have a storm of August 12 or whatever it was, you're going to have an aquarium. I mean, we saw that on Route 18 that day. So just concerns about that.

MR. ROSENBERG: Very valid. I think all of those -- it's sort of the next step to see if this vision is buildable, if it's going to meet the approvals of the board. We got to start with, you know, the vision that we work up the engineering to solve it.

MR. CRISCUOLO: But just --

THE CHAIRMAN: Kind of walk me through the process --

MR. CRISCUOLO: Thank you.

THE CHAIRMAN: -- because, you know, I know that you don't have to come before us -- well, explain the process and the timeline.

MR. KIPP: If I may --

THE CHAIRMAN: Sure. I'm sorry, Keith.

MR. KIPP: The important part of this application right now is that they're applying for a grant. It's a state library grant where they're looking to get 50 percent funding for all this work, which is a great benefit for the town to take advantage of.

THE CHAIRMAN: Sure. Of course.

MR. KIPP: So I think -- Melissa, when is the grant due?

MS. KUZMA: April 6.

MR. KIPP: That's when it's due in, and when will they make a decision on that?

MS. KUZMA: They're saying July.

MR. KIPP: So at that point, you know,

once the town is -- if we know we're going to get it, then we have to get all our funding in place, too, which the mayor's very concerned with trying to keep cost per square foot, you know, under control, but what I could comment on a couple things, and I think Michael is going to address the storm drainage concerns and the parking, as well.

THE CHAIRMAN: Just before you go, so assuming we get the grant -- and I'm sure we will -- and assuming we line our funding up, this plan will come back to us before it's built.

MR. KIPP: Yeah. There is no variance required. They're within setbacks, and -- but it is a township capital project, which the board has the right to definitely take a look at.

THE CHAIRMAN: Okay, so I just wanted to make sure that I'm going to see this again before it gets approved.

MR. KIPP: Certainly.

THE CHAIRMAN: Right, Joe? I mean, I think that was a --

MR. CRISCUOLO: Yeah, a lot of concerns with fire and egress and HVAC and those types of things.

MR. ROSENBERG: Obviously, we have to address all of that.

THE CHAIRMAN: And I have a question for our interim director, if not now, then whenever is the appropriate time.

MR. KIPP: Right. It's difficult for Melissa to advance the design if they don't get the grant.

THE CHAIRMAN: I understand.

MS. SULLIVAN: I just have a -- I didn't mean to interrupt. I just have a question. Last year at the gala, you had like a built -- like your -- what you're doing for your project, and if I remember correctly, you did have a big wall, and it looked like outside, but you didn't actually have an outside terrace; is that correct?

MS. KUZMA: No, there was always a terrace.

THE CHAIRMAN: I'm sorry, you're going to have to come up to the mic, and it's a good time to ask you a couple more questions.

MS. KUZMA: Yeah, the terrace was always part of that plan.

MS. SULLIVAN: Okay. I just must have misinterpreted that. Just wanted to know that.

THE CHAIRMAN: Just stay where you are.

I love the library. Parking is ridiculous. Did you think about maybe the wisdom of maybe relocating the whole structure somewhere else, because we're kind of -- we're not adding one parking space, we're making all these wonderful improvements --

MR. CRISCUOLO: That was my concern, yeah.

THE CHAIRMAN: -- but you're going to bring hopefully more people to the library, which make parking more difficult. So I guess I don't understand the wisdom of that.

MS. KUZMA: We will be talking about parking.

THE CHAIRMAN: I'm sorry?

MS. KUZMA: We will be talking about parking. That's the next part of the presentation.

THE CHAIRMAN: Oh, okay.

MS. KUZMA: So I'll leave that for Michael.

THE CHAIRMAN: Great. Okay.

MS. KUZMA: There was some talk last year of moving the library to the new redevelopment area on 18, and there was a lot of feedback from the community that people did not want to move it. They love the library. They love it here. So that's why we moved on to this plan to just improve upon what we have.

THE CHAIRMAN: And just one last question for you if you'd be so kind. In the unimaginable -- I mean, the library is a terrific facility. You guys do a great job running it. In the unimaginable thought that you don't get the grant, is this plan then dead, or are you looking then for the township -- are you going to come back to the township and say fund the whole thing?

MS. KUZMA: We'll have to see. The possibility is either getting the full grant, getting partial funding, and then we have to look at our plans and decide, you know, where we want to go from there, and the board --

THE CHAIRMAN: And the full grant would be a 50 percent max.

MS. KUZMA: Fifty percent, exactly. I'm still working on the final numbers, but it's around 8 million total, and that includes not just construction but everything, F, F, & E, all of our professionals.

THE CHAIRMAN: And I assume you're building some fundraising efforts into that.

MS. KUZMA: Yes, so the library foundation will be fundraising. Yeah, and so if we don't get it, we'll have to see what is realistic.

THE CHAIRMAN: I mean, even if you do get it, I would assume that you would --

MS. KUZMA: Yes.

THE CHAIRMAN: -- look to fundraise a significant amount of that --

MS. KUZMA: Yes, absolutely.

THE CHAIRMAN: -- remaining 4 million.

MS. KUZMA: Yes.

MR. HEPPEL: Can I ask her something?

THE CHAIRMAN: Yeah, sure.

MR. HEPPEL: Do you have projections as to how many more visits there would be to the library on a typical day once all of this is accomplished?

MS. KUZMA: We don't have that as of yet.

MR. HEPPEL: Okay. That all fits in with the parking situation.

MR. SCHMIDT: Shawn, my thought is is it premature for us to be going into the details of this now when they don't even have the grant?

THE CHAIRMAN: Well, but clearly -- I assume this is something that the library board has spent a lot of time thinking about and studying and investigating.

MS. KUZMA: Yes.

THE CHAIRMAN: So I think as the township planning board, we're entitled to their thoughts and that information and how they came to these decisions, so I feel comfortable asking these questions.

MR. CRISCUOLO: Howard, on the application for the grant, there is necessary steps that Melissa and her team have to go through. After they're done with this, they're going to have to go to the council to see if the council is willing to do a letter of support or resolution of support. There's various steps, and I think it's prudent that Melissa has brought this to the planning board to at least to hear some of our initial concerns. As somebody said before, I think it will be necessary to come back with those details because, you know, I don't know how many planning boards that members of the library committee have been at. Our concerns always seem to be parking, drainage, you know, emergency access, fire trucks, all those things, and I think it's prudent upon us to put those same requirements on what we do. If we're going to put that requirement on --

THE CHAIRMAN: Exactly.

MR. CRISCUOLO: -- developers, then we got to make sure our house is in order, as well. So, yes.

THE CHAIRMAN: We say that to all our

fire companies that come before us.

MR. CRISCUOLO: Correct.

THE CHAIRMAN: We put the same scrutiny on ourselves as we do on our businesses and our business owners, and I think that's only fair.

MR. KIPP: Right, and keep in mind, this is a town -- even though the library runs the facility, it's township owned, and the mayor is keenly aware of budget restraints and not wanting to extend too much, so we'll definitely work with the library as we start fine tuning it.

THE CHAIRMAN: Any other board questions for this interim director?

MS. KUZMA: I'm not going anywhere. I'll be here.

THE CHAIRMAN: Thank you.

MR. PHILIPS: Who is going to show us the four views?

THE CHAIRMAN: Yes, I'd like to see the --

MR. PHILIPS: -- the elevation, because I think it's right beneath that one, right?

MR. ROSENBERG: Orientation, the north. This is a new children's wing. This is a partial wall of that wall we're talking about surrounding the terrace. The main entrance is down at the bottom. This glass wall is almost the existing glass wall of the periodicals. That comes forward, is surrounding a new vestibule. The back of the building, which is the multipurpose rooms, again, a lot of glass, just like the existing --

THE CHAIRMAN: And how many more rooms will we have over what we have there now?

MR. ROSENBERG: Multipurpose rooms?

THE CHAIRMAN: Yeah, meeting rooms, because it's a pain in the neck to schedule a meeting room.

MR. ROSENBERG: Yeah, I know. Let me count them offhand.

MR. SCHMIDT: There's three up there, isn't there?

MR. ROSENBERG: So we're adding two, taking away one, so we're adding two, so that's an additional one. We're adding two in the back for teens dedicated. The story room is a multipurpose room by -- just by the physical demand of what that is.

MS. KUZMA: There's actually three up here.

MR. ROSENBERG: Oh, there's three up here, one, two, three. The total net, Melissa?

MS. KUZMA: Because we're moving some

things around so we're adding those group studies here. Like you said, they're very hard to reserve.

THE CHAIRMAN: They're in great demand.

MS. KUZMA: They're always being used.

THE CHAIRMAN: I would hope --

MR. ROSENBERG: Two little ones --

THE CHAIRMAN: -- if we're spending \$4 million of my taxpayers money, it will be easier for me to schedule a meeting.

MS. KUZMA: Yes, that is a big part of the plan. There's small rooms down here and a conference room here.

THE CHAIRMAN: Okay. When you come back --

MR. ROSENBERG: Four or five.

THE CHAIRMAN: -- I'm definitely going to be asking that question.

MR. ROSENBERG: We'll have the answer.

MS. KUZMA: About 11.

THE CHAIRMAN: Okay, 11 --

MR. ROSENBERG: Eleven additional?

MS. KUZMA: I think so.

THE CHAIRMAN: Wow. Okay. That's good.

MS. KUZMA: Yeah, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 -- yes, but we're -- those are quiet studies, so say 10.

THE CHAIRMAN: I didn't want to hear two or three.

MS. KUZMA: Right.

THE CHAIRMAN: So thank you.

MR. ROSENBERG: Then going back to this, again, it's -- the architecture of the building will just be expanded. You know, it's a good civic building for East Brunswick, and we'll just maintain that integrity for the addition. It's budget conscious so we're not going to -- you're not going to find something new on ribbon cutting. So it's the same material, the same pallet, the same glass.

THE CHAIRMAN: Any other board questions for this particular witness?

MR. PHILIPS: Shawn, it may be premature and it may not matter, but on the western side, sun glare. You have an issue with too much sun coming through, people reading.

MR. ROSENBERG: We spent a lot of time because this height represents 6 feet in height, which is -- because we have some periodicals and stacks behind that wall, so we needed -- the struggle is finding wall space for books when you want to put a window on a wall, so we're raising the sills. On this

side to the left of that side are the multipurpose rooms. The multipurpose room would have drawdown blinds from the ceiling. That's really the most cost effective way of controlling glare and sun heat gain, heat loss. And on the north side, which is the new adult reading and all of the children's, for most of the day it's the perfect north light for the building.

THE CHAIRMAN: Thank you.

MR. ROSENBERG: Thank you.

MR. DROBNY: It's my turn to bore everybody with the engineering stuff.

THE CHAIRMAN: That's okay. We get bored every Wednesday.

MR. DROBNY: Good evening, everyone. My name is Michael Drobny, and I'm the manager of the traffic and highway design group for French & Parrello. Just a little background on myself. Graduated Rutgers, engineering degree in 2001. Licensed P.E. in New Jersey since 2006. I also have New York and Pennsylvania. Started out my career in site engineering, kind of transferred over more into the roadway design side, roadway and traffic side of things at this point. So I've, you know, done testimony on both in the past.

THE CHAIRMAN: Have you been here before?

MR. DROBNY: I actually have not been in East Brunswick before. I've been in Old -- I was -- they were asking me before. I've been in Old Bridge. I've been in Monroe. I've been in Carteret, but I've never been in East Brunswick.

THE CHAIRMAN: Welcome. So you move up in class.

MR. DROBNY: Exactly. So anyway, obviously, parking is the biggest question that came up, and that's actually how we initially got involved in this in the first place is I guess going -- this was going back to last summer when the idea came up. We were contacted about doing some parking study on -- not just at the parking lot in front of the library but in the complex as a whole so we've been working with Keith and working with the library and seeing what we can come up with. So we actually went out in -- it was last July, we went out and we did some counts around all of the parking lots in the complex. We picked a Tuesday afternoon getting into court time, and we picked a Wednesday morning, which based on what the library has, weekday mornings between about 10 and 11 o'clock is their busiest time during the morning, and the same thing in that 4 or 5 o'clock range in the evening is their busiest time, which on the days we

counted happened to coincide with court, so we were trying to hit kind of the worst-case scenario that we could.

So basically, what it came down to is we -- if you add all the parking spaces that are in this property together, there's 426 of them. So you take out the police lot, there is 314 that are public spaces between all the different uses. So we -- the peak time that we found when we counted, there were 248 of the spaces were occupied. Now, just zoning that into the library parking lot, 82 of the 88 spaces in there were occupied, so basically everything except for a couple of the handicapped spaces were occupied. So the other thing we did is we tried to figure out about how many people per car are coming to the library at a time just so we can kind of, you know, this is all trying to figure out how much more parking could result or could be needed with the expansion. So we kind of counted people coming in and out of the cars while we were there. Average worked out to just over one. Most people it was one person in a car coming in either check out a book, come in to read for a while, and take off. So what that kind of, you know, basically what we worked out to is that the -- we looked at the library's user data that they had, and their average, like I said, that morning time it seemed to be their average peak. I have to give them credit, by the way. They keep very good data of who comes in and out of the library.

MR. KIPP: They do. I was surprised. I thought they were going to give me some hocus pocus. They gave me spread sheets and all the data I want.

MR. DROBNY: So basically, it worked out that in their peak hour morning, in the morning, there's about 120 people on average that are in and out of the library during that hour. So if we assume that, you know, you've got 1.25 people per car, you do the math, that works out to about 97 parking spaces during that hour. Now, obviously not everybody is there the entire hour. We didn't get that far into it as to how long people stay, how long people don't stay, but that's, you know, for a baseline number, using that strategy, we came up with about 97 spaces during that peak time that you would need. Obviously, I just said the lot has 88 spaces in it.

So then we -- at the time, you know, the preliminary architectural weren't ironed out yet so we just went on a premise that if they expanded the building by 10,000 square feet for round number purposes, assuming that, again, to be completely

conservative that, you know, that that worked out to a 26 percent increase in gross floor area, again, not knowing how much it's actually going to increase number of people, we just said, okay, let's take a 26 percent increase in what we're saying the parking needs are. So basically, our number went from the 97 that we're saying we need now up to about 122 in that situation that everything is the same, that, you know, people aren't just using more space, just to come up with something conservative.

So at that point, we, you know, we, you know, we checked with the ITE Parking Generation Manual just for comparison, and the numbers are actually very consistent --

THE CHAIRMAN: Because you're fun guys.

MR. DROBNY: Yeah, see, we have nothing better to do. So the numbers are very consistent with the published numbers, so you guys have a very average library is what it comes down to in terms of parking demand.

THE CHAIRMAN: It's what goes on inside that's extraordinary.

MR. DROBNY: Right.

THE CHAIRMAN: Parking, I'll give you is average.

MR. DROBNY: So we went through all of this, and then at that point is when we started -- we gathered all this data. We started talking with Keith at that point, and one of the things we talked about was what we could do to kind of -- to compensate for these extra spaces. Now, in the interim, you know, there was some -- I guess there's been some reallocations and readjustments in town hall that are being scheduled. So we came up with kind of a preliminary sketch of where we could get these parking spaces in around the library. I don't know if you guys -- I have a copy of it if you guys want to see it.

THE CHAIRMAN: I would.

MR. DROBNY: But I mean, basically what ends up happening is you end up really starting to impact the areas around the parking lot, and you'll be able to see it on the sketch.

MR. SCHMIDT: Is this the only one you have?

MR. DROBNY: Yeah, I only have the one. I didn't do it on a full-sized board, but basically, what happens, if you look at the board that's up here as that comes around, you'd have to add a row of parking along the plaza area in the middle -- in terms of looking for places where you could add parking in

that parking lot. So you would end up, you know, probably adding parking along here, disrupting the plaza, adding parking along here, you know. You're adding parking in front of the park. So these are areas that you're taking away green space, taking away plaza area. You could do it, but again, there's obviously detriments.

THE CHAIRMAN: Giant impact on the aesthetic.

MR. DROBNY: Right. In the interim obviously, again, like I said, going through this process, we've been talking about Keith, and I guess there's been some -- I don't know what the right word to use.

MR. KIPP: Well, we're looking to relocate planning, engineering, and building inspection down to public works. So that in itself would open up -- between employees and township vehicles would open up 35 to 40 stalls roughly, and we acknowledge that library patrons want to be in front of the library. We do want to resurface the parking lot at the library. As everyone knows, it needs it sorely. With new standards, parking stalls we can -- widths have changed. They were 9 and a half feet before. We're down to 9. We can pick up a few in that regard. And also, we wanted to -- since we acknowledge that 35 stalls are on the opposite side of the complex from the library, we want to enhance all the signing around the complex to make it clear. Now, we know, and I think Michael's numbers drew out that. The problem we have is when there's court. Our police are very efficient at getting clients and customers. That's where we have a problem. So that being said, we opened up 35 stalls, which saves a lot of obviously impervious surface, storm drainage impacts, losing green areas. I think it's a win/win.

MR. CRISCUOLO: Is the repaving of the lot included in the 8 million?

MR. KIPP: It is. We gave an estimate for that, yeah, because we also want to repurpose some of the -- we want to have more handicapped stalls directly in front and --

MR. DROBNY: And that's what Keith was just saying, the little blowup on the bottom, I mean, essentially, you know, if we did do it like he said, if we did do these extra parking spaces, you're adding more impervious surface. You end up adding enough where you have to do some type of underground drainage of the parking lot. You know, the cost obviously starts to balloon pretty quick.

MR. CRISCUOLO: In your counts, you didn't include any of the senior center spots, did you?

MR. DROBNY: We included -- we've looked at all the lots of as whole. I don't know if there was any activity going on at the senior --

MR. CRISCUOLO: Oh, don't take their spots away.

THE CHAIRMAN: So the only way that this -- the only way that parking works and therefore the only way the project works is if you guys move to public works.

MR. KIPP: Pretty much, without modifying the site.

MR. CRISCUOLO: And the -- and I will interject there. We have hired an architect to design the space on the second floor of the building there already, the township has. It is our intent is that the next council meeting Keith is going to have a proposal because an elevator is required now for them to get the second floor there. Keith's already undertaken doing some soil borings over there for the area in which the elevator will be installed so that we make sure that the soils are there going to be okay with the elevator and drainage and so on. So this is -- this is an active plan. This isn't something that they're coming and saying it's going to be later down the road. Keith, his staff, Dan and DPW have been working on this for some time. So it's our intent to keep moving that project forward.

THE CHAIRMAN: So there's not the possibility that we're going to advance this library plan --

MR. CRISCUOLO: Now, Keith's been evicted. He's moving to Harts Lane. He's stepping up.

MR. KIPP: I've gone through the biggest of the hoops, which is addressing it with my staff and getting staff from both departments to agree on how we're reorganizing the new space at DPW and making -- try to make everyone content with that.

MR. CRISCUOLO: And space in this complex is a premium, as well. We're pretty tight with -- you bring up conference room space. I know David's been here, and, you know, if you -- we try to schedule things, and we just don't have rooms for people to meet. We don't have --

THE CHAIRMAN: No, I think it's a great plan.

MR. CRISCUOLO: -- various other things.

THE CHAIRMAN: Just want to make sure it happens.

MR. CRISCUOLO: So basically, the ground floor would become -- would be an employee-only area. The elevator would only go downstairs if you have your swipe card. There's security included in that with swipe cards to make the municipal complex a safer place. There's going to be employee-only areas. There's going to be phones when you're supposed to be meeting with people. The mayor's area is going to be a storefront put there. If you have an appointment with the mayor, you're going to have to pick up the phone, call in to Traci, and get access to it. Nobody coming through the abby door anymore to get in, you know, just come walking down the hallway. The other hallway with the glass is also going to be enhanced with, you know, that glass is coming out. There will be a service counter put in for the tax assessor's office. Just bring up the security of the building as recommended by the police department. So there's a whole plan in place.

MR. HEPPEL: Keith, the 35 spaces you mention, right now, they don't all park in front of the library, right?

MR. KIPP: No, certainly, and I make sure my staff doesn't take those stalls.

MR. HEPPEL: But do they have -- do you allocate spaces where they have to park?

MR. KIPP: Currently for employees? No.

MR. HEPPEL: Just anywhere but not in front of the library.

MR. KIPP: Right, and not in the police lot, of course.

MR. HEPPEL: Right.

MR. CRISCUOLO: Or the seniors.

MR. KIPP: Or the seniors.

MR. PHILIPS: Yeah, right, you're cutting out a whole bunch.

MR. DROBNY: What's left?

MR. CRISCUOLO: I can park in the senior because I'm older. No.

MR. SCHMIDT: You and me, Joe.

MR. LONSKI: Municipal court lot.

MR. CRISCUOLO: The employees park on the side over here. Loren parks there. Everybody parks there. They've all received an e-mail from me, don't park on the library side, and when I see them, I call Keith and say so and so is parked on the library side, tell them to move their car.

THE CHAIRMAN: So do we have any questions?

MR. SCHMIDT: Keith, just one question.

Is the public work -- the decision to move the public -- the planning and engineering department to DPW, is that because of the library expansion, or is that going to be done anyway?

MR. KIPP: Not at all. That added in -- that factored into our decision, but there was a lot of things. The police need a little bit more room. Channel 8 or EBTV -- I'm sorry -- needs some space in the building to work more efficiently. We're integrating with East Brunswick Water and Sewer all the time. We work with each other. We review plans for them. The closer we are, the better the integration. Right now, we send plans that start in planning and engineering. We review. Then it goes to East Brunswick Water and Sewer. Then it comes back to building inspection. We're all going to be together. It's going to be a much more efficient work flow. We've been considering this for years, for a long time, and just there was enough things that factored into this to say now is the time to do it. Plus, there's a beautiful space. The whole upstairs in public works is unused.

MR. SCHMIDT: You'll also have more spaces available because contractors and people coming into use the building inspector will no longer be pulling into the library lot. They'll be going to the DPW instead. I don't know how you measure that, but that, you know --

MR. CRISCUOLO: And an added benefit. On muddy days when they're out in the field, they track in a lot of debris, and our cleaning staff will be happy with that. We also need storage space just for records. I mean, we're constantly having trucks take our records over to the county storage area in North Brunswick, and every time we need a record, we got to fill out a form, got to wait until the following Tuesday. Then the truck goes over there, and they pick it, and then it comes back. So we get OPRA requests. People think we can give them the document right now, but it's in a storage facility, and unless it's a Tuesday, we're not getting it until the following week.

MR. PHILIPS: Keith, you've checked to see how many spots you'll need over there including --

MR. CRISCUOLO: Yeah.

MR. PHILIPS: -- contractors and --

MR. KIPP: Absolutely.

MR. PHILIPS: -- people coming in and additional workers that you're going to be adding.

MR. KIPP: Absolutely. And it did also -- it got me to motivate our fleet manager to get rid

of a lot of cars and projects. He wants to be efficient, but sometimes it's not efficient to keep a vehicle because we may need the windshield wiper motor out of it in 4 years.

MR. PHILIPS: Well, we can bring it down to Giancola right down the street.

MR. KIPP: We have to auction everything.

MR. CRISCUOLO: Another added benefit to be there, that's where our fuel facility is. If Keith needs to fuel up the cars, he's got to drive all the way over there any way --

MR. PHILIPS: It seems like a good idea.

MR. CRISCUOLO: -- and the inspectors are always on the road.

MR. PHILIPS: I just wanted -- all of a sudden you find out you don't have enough spaces for parking over there.

MR. KIPP: No, we clearly -- we went through everything, and again, concurrently with Michael doing the study, our staff did a study, too, and all the counts. We had some plans that without even telling Michael about where we were going to add stalls, we have a plan that's 10 years old. He's showed me. I'm like, that's exactly what we're looking at over by the police area, but again, disturbing, you know, the greenery around here just didn't -- I don't think it would work well, especially stuff like we have the nice pavers in the center, the nice central plaza. It's pointless to rip that up.

MR. CRISCUOLO: We wanted to keep it a park-like setting here in this complex because a lot of people do come here and sit in the courtyard and have their lunch or take a walk around the pond or whatever.

MR. PHILIPS: It's the front face of East Brunswick to anybody who comes to the town. I don't think we want to compromise it.

MR. CRISCUOLO: No, Keith and the staff did an excellent job. Don't tell him that.

THE CHAIRMAN: Any other questions? Thank you very much. So mechanically what do we need to do? We don't -- no action?

MR. LONSKI: For your grant application, is there anything that's required of the planning board?

THE CHAIRMAN: That's what I was just going to ask.

MS. KUZMA: No.

THE CHAIRMAN: Okay.

MR. CRISCUOLO: I think she just needs that she's done this cursory review of the proposal.

She wants to add that in the app. I think it would be wise for you to put that in there as a bullet point.

THE CHAIRMAN: Very exciting.

MR. REISS: Do we want to express a vote of confidence?

THE CHAIRMAN: We don't need --

MR. CRISCUOLO: Not necessary.

THE CHAIRMAN: Not necessary. Okay. Is there any other business to come before us this evening?

MR. LONSKI: Should we do a public portion, a regular public portion?

THE CHAIRMAN: Should we do -- no.

MR. LONSKI: Just asking.

THE CHAIRMAN: Our next meeting is?

MS. MORACE: March 11.

THE CHAIRMAN: March 11 at 7:30, so remember that.

MR. PHILIPS: Do we have anything on the docket yet?

MS. MORACE: Yes, 5 Cotter.

MR. PHILIPS: So there's something on.

THE CHAIRMAN: All right, gang.

MR. PHILIPS: I'll make a motion.

THE CHAIRMAN: Thank you all. Out of town. Thanks, everybody.

MR. DROBNY: Thank you for your hospitality.