

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
PLANNING BOARD

March 29, 2023

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

Shawn Taylor, Chairman
Charles Heppel
Kevin McEvoy
Steve Philips
Adam Neary
Mary Pan

ABSENT:

Brad Cohen, Mayor
Muhammad Hashmi
Joseph Criscuolo
Laurence Reiss
Erum Shakir
Ziad Burghli, Student Rep

ALSO PRESENT:

Lawrence B. Sachs, Esquire
Jessica Tegeder - Secretary
Keith Kipp - Director of Planning, Engineering

MINUTES

February 8, 2023 - Motion to approve by Mr. Neary,
second by Mr. Philips. Minutes approved.

DISCUSSION

Discussion of authorization of a preliminary
investigation for redevelopment located at the
corner of Ryders Lane and Cranbury Road, also known
at 509 Cranbury Road, block 87, lot 10.07, in the
VG-I zone.

PRESENTATION

East Brunswick Public Schools is planning to install
a new synthetic turf combination of the softball and
hockey field at the East Brunswick High School along
with bleachers, dugouts, sports lighting,

loudspeaker system, drinking water fountains, scoreboards, and other minor site improvements to accommodate access to the new field located at 380 Cranbury Road, block 88, lot 19.09, in the R-2 zone.

RESOLUTIONS

Resolution authorizing a preliminary investigation for redevelopment located at the corner of Ryders Lane and Cranbury Road, also known as 509 Cranbury Road, block 87, lot 10.07, in the VG-I zone. Motion to adopt by Mr. Heppel, second by Mr. Philips. Resolution adopted.

Recommending the adoption of the East Brunswick Public Schools, which is planning to install a new synthetic turf combination of the softball and hockey field at the East Brunswick High School along with bleachers, dugouts, sports lighting, loudspeaker system, drinking water fountains, scoreboards, and other minor site improvements to accommodate access to the new fields located at 380 Cranbury Road, block 88, lot 19.09, in the R-2 zone. No resolution needed.

Application #22-26 - Fern Road Estates, LP - Proposed demolition of all existing structures to construct 12 single-family homes and one detention basin lot located at 44 Fern Road, block 322,10, kit 8.01, in the R-2 zone. Motion to adopt by Mr. Neary, second by Mr. Philips. Resolution adopted.

Resolution amending the start time of Planning Board meetings. Motion to adopt by Mr. Philips, second by Mr. Heppel. Resolution adopted.

ADJOURNMENT

Motion to adjourn by Mr. Neary, second by Mr. Taylor. Meeting adjourned at 9:02 p.m.

THE CHAIRMAN: Good evening, everyone. This is the March 29, 2023, East Brunswick Township Planning Board meeting. In accordance with the Open Public Meeting Law, on December 15, 2022, 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 an 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.

This board will entertain no new business after 10 p.m. and will close all proceedings at 10:30.

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

Will you please, all of those who can rise for the pledge of allegiance, and excuse me for not rising.

(Flag salute)

THE CHAIRMAN: Thank you. Can we have a roll call, please.

MS. TEGEDER: Mrs. Pan.

MS. PAN: Here.

MS. TEGEDER: Mrs. Shakir. Mr. Neary.

MR. NEARY: Here.

MS. TEGEDER: Mr. Philips.

MR. PHILIPS: Here.

MS. TEGEDER: Mr. Reiss. Mr. Criscuolo.

Mr. McEvoy.

MR. MCEVOY: Here.

MS. TEGEDER: Mr. Hashmi. Mr. Heppel.

MR. HEPPEL: Here.

MS. TEGEDER: Mayor Cohen. Chairman

Taylor.

THE CHAIRMAN: Here. We do have a quorum even though we are short a few. Joe had to go snuggle with his new grandson.

MR. SACHS: He had a plumbing issue. That's what he told me.

THE CHAIRMAN: He's a cute little guy, isn't he? He's really cute.

First item on our agenda are the minutes of the February 8, 2023, meeting, which we all received. Remember, we approve minutes by voice votes. What is the board's pleasure with the minutes of February 8, 2023?

MR. NEARY: Chairman, I'll make a motion.

THE CHAIRMAN: It's been moved. Do we have a second?

MR. PHILIPS: I'll second.

THE CHAIRMAN: Moved and seconded. Any comments, questions?

Hearing none, all those in favor of voting for the minutes as submitted of the meeting of February 8 signify by saying aye.

Opposed? Abstentions? Mary, you abstain.

First item on our agenda is a discussion. It's a discussion of authorization of a preliminary investigation for redevelopment located at the corner of Ryders Lane and Cranbury Road, also known as 509 Cranbury Road, block 87, lot 10.07, in the VG-I zone. Mr. Sachs, you'd like to --

MR. SACHS: Yes, thank you, Mr. Chairman. Essentially, from what I can gather from the resolution from the township council -- this is resolution 23-111 -- I guess it was back in early March, the East Brunswick Redevelopment Agency requested that the governing body request of the planning board to undertake a preliminary investigation to determine whether certain property located at the corner of Ryders Lane and Cranbury Road, identified as block 87, lot 10.07, qualifies as a non-condemnation area in need of redevelopment pursuant to the state statute, and, in fact, on March 13, the governing body of the Township of East Brunswick adopted such a resolution directing the planning board to conduct the necessary investigation to determine whether this piece of property qualifies as a condemnation area in need of redevelopment.

My understanding is the property is located at the corner of Ryders and Cranbury. Believe there is a -- I hate using this word, dilapidated, but that just shows my age of dealing with the redevelopment law, but it is a dilapidated structure. I guess, Keith, you're showing it on there. Okay. So it obviously will qualify as an area in need of redevelopment; however, we need to authorize a study to be undertaken. I assume through our planning -- our planner, outside planners, they will provide us with a report at a later date. Then this board will review that report and then make a recommendation to the governing body.

Keith, anything you want to add? I don't --

MR. KIPP: No, just that if the board chooses to undertake this, we will put quotes out to

the qualified planners that put in RFQ's to the township in the beginning of the year, and then we'll award to them and help them through the report process. We'll give them all the information they need. They'll do the report and will come back and present it. The planner will present it to the board.

MR. SACHS: Yeah, and I think, Keith, this backs up to the township open space property, if I'm not mistaken.

MR. KIPP: It does. That is -- this is actually still owned by the heirs of Lipinski --

MR. SACHS: Right.

MR. KIPP: -- and the parcel back here is currently open space that we purchased from the Lipinskis.

MR. SACHS: Correct. So the board is aware of where we're talking. Okay.

THE CHAIRMAN: And any questions by the board? Sure, Adam.

MR. NEARY: One question. How big is this property we're looking at acre-wise?

MR. KIPP: 25.65 acres.

MR. PHILIPS: Outlined in red there now?

MR. KIPP: Yes.

THE CHAIRMAN: Keith, just an idea on timeline on this between hiring and -- 6 months or --

MR. KIPP: I would say much quicker than that.

THE CHAIRMAN: Quicker.

MR. KIPP: You know, I would say 2 to 3 months at the most.

THE CHAIRMAN: Okay. Good. Any other questions? Okay. We'll look forward to hearing some updates on progress.

MR. SACHS: I think we need to make a motion.

THE CHAIRMAN: We need to make a motion.

MR. SACHS: To do so, and then there's a resolution I think later in the evening.

THE CHAIRMAN: Okay.

MR. PHILIPS: I'll make that motion.

MR. HEPPEL: I'll second it.

THE CHAIRMAN: It's been moved and seconded. Any discussion? Hearing none, please call the roll.

MS. TEGEDER: Mrs. Pan.

MS. PAN: Yes.

MS. TEGEDER: Mr. Neary.

MR. NEARY: Yes.

MS. TEGEDER: Mr. Philips.

MR. PHILIPS: Yes.

MS. TEGEDER: Mr. McEvoy.

MR. MCEVOY: Yes.

MS. TEGEDER: Mr. Heppel.

MR. HEPPEL: Yes.

MS. TEGEDER: And Chairman Taylor.

THE CHAIRMAN: Yes. It's approved.

Moving on, next item is a presentation by East Brunswick Public Schools, and they can tell us why. Good evening.

MR. ALFIERI: Good evening, Chairman, members of the board, Dante Alfieri on behalf of the Board of Education.

THE CHAIRMAN: I'm sorry. Say that again.

MR. ALFIERI: Dante Alfieri on behalf of the Board of Education.

THE CHAIRMAN: And your role with the board as outside counsel?

MR. ALFIERI: Yes. Tonight we are here for a capital review, which is essentially a courtesy review. Tonight I'm going to have two individuals provide testimony, but essentially what we are here is for the construction of fields for the high school. I'm going to have Mr. Giuliana provide some testimony as it relates to the background, and then I'll have our engineer come up and provide some technical comments about the application, itself.

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

MR. GIULIANA: I do.

THE CHAIRMAN: Please kind of just state who you are and why you're here.

MR. GIULIANA: Yes. Good evening, Chairman, members of the board. My name is Bernardo Giuliana. I'm the assistant superintendent for business and support operations for the East Brunswick Public Schools. We're here this evening with regard to the proposed field hockey and softball field complex that will be constructed at East Brunswick High School. This is to provide for facilities for girls' teams. Currently, the softball fields are really inadequate. Those that exist at the site, if you're familiar with the site, they're currently located closest to Cranbury Road on the high school property. This complex will be

located in the far end of the property behind the existing stadium. It will provide for two softball fields and field hockey. It will provide for visitor stands, dugouts, of course, score boards, and all necessary walkways, pedestrian and handicapped and so forth. So we are anxious to move this along and get the project moving.

THE CHAIRMAN: I didn't mean to cut you off. Please finish.

MR. GIULIANA: And we appreciate the opportunity to be here to answer any questions.

THE CHAIRMAN: I understand that you're, you know, you're anxious to move this project, but I have to say that as planning board chairman -- and I've been here over 20 years -- I was really disappointed that as I looked at the site, it looked like a logging operation. Trees were clear cut -- and I'm not saying that's not necessary for the project -- but I guess -- and I'm speaking for myself, and I hope I can speak for the rest of the board -- I was a little -- I felt a little disrespected that you came here after the project had started. I understand perfectly that you don't need our approval to start the project, but as a courtesy -- and I think that the township and this board has always tried to be -- hold the Board of Ed in the highest regard and always try to help you whenever we could, so I really was kind of disheartened when I saw this project that I was hearing about for the first time tonight that it had begun already.

MR. GIULIANA: Well, if I may, I'd like to address that for you. First of all, certainly no disrespect intended for the board. Let me explain the reasons for that, and --

THE CHAIRMAN: Please do.

MR. GIULIANA: -- the project, itself, has not begun. We still have to go to bid for the construction of the project. What we were trying to do, we were under a timeline because of an environmental review that revealed that it was a potential nesting area for northern long-eared bats, and the nesting period begins April 1. That will go on for about 6 months --

THE CHAIRMAN: Sure.

MR. GIULIANA: -- which would completely throw off any potential construction. So the only aspect that was undertaken was the felling of the trees that would be necessary to facilitate the construction.

THE CHAIRMAN: And maybe this is a bad assumption on my part, but I assume someone picked up --

MR. GIULIANA: The township approved --

THE CHAIRMAN: -- picked up the phone and called Mr. Criscuolo and said, hey, Joe, I just want to let you know.

MR. GIULIANA: Before any felling could occur, an application was made to the township. It was approved. Necessary fees were paid. So all appropriate steps were taken.

THE CHAIRMAN: Except notifying this board that the -- I understand -- and I deal with this kind of stuff all the time in my other life -- that there are nesting periods and mating periods, and they're very strict, and -- but I guess -- because I asked Joe this. I said, hey, Joe, did someone from the board say, hey, Joe, I understand -- we wanted to wait until we could go in front of the board, we can't, and this is why, just a heads up, because I know that Mr. Criscuolo got a few calls, and he said, you know, we're not doing anything there. So I guess I was just -- as a proud East Brunswick High School graduate -- 1974, by the way -- I guess I thought that a little more cooperation would have been in order, but, you know, why don't we -- feel free to respond, but if not, let's get on with the presentation.

MR. GIULIANA: Let's proceed. Thank you.

THE CHAIRMAN: Great.

MR. ALFIERI: So I'm going to have Mr. McGowan come up and provide testimony as it relates to the actual project, itself, and the engineering side of things.

THE CHAIRMAN: Sure.

MR. MCGOWAN: Good evening.

THE CHAIRMAN: Let me just swear you in. Do you swear to tell the truth, the whole truth, so help you God?

MR. MCGOWAN: Yes, I do.

THE CHAIRMAN: Please state your name, give us a bit of your CV.

THE WITNESS: My name is Robert McGowan. I'm a professional engineer in the State of New Jersey with 40 years experience in many infrastructure projects with your former tenant here in the community, the Turnpike Authority.

THE CHAIRMAN: Yes.

MR. MCGOWAN: I've done a number of

municipal projects throughout the state with a number of firms.

THE CHAIRMAN: Great. Welcome. It's nice to see you.

MR. MCGOWAN: Thank you very much, board.

As Mr. Giuliana has said, this is for a new softball and field hockey complex in the southwest corner of the project along Cranbury Road. It's going to be just west of the existing football stadium and track stadium. The project will be an artificial turf field, be very similar to the field that's currently been in place, recently put in place at the football stadium. It will be an infill product, and what that is is that's about a 2-and-a-half-inch-deep pile artificial turf with the infill that you see of rubber pellets that you see when the football players land on it when you see the black pellets come up. So that's the type of product it is going to be. It is porous, and when we get to the stormwater discussion, I want to keep that in mind. The field will be 487 feet long, be 225 feet wide.

The overall impact area is about 4 acres for the whole project. That is not 4 acres of trees. That is 4 acres of the whole area, including the parking lot improvements that have to be done.

Okay. The field will be able to house two softball fields during softball season with outfield fences to make them official fields. So in the season, the fences will be portable. Field hockey season they'll be able to have a full field hockey field on there during field hockey season. So it will not be simultaneous between the two sports.

The field will be furnished with backstops, dugouts, bleachers, two storage sheds for equipment. One of them is a large storage shed based on the south said basically to house the softball fence out of season so that they don't have to haul it from another part of the property. There will be lighting for nighttime use, sound system and electric scoreboards for games, and the field will have a fence surrounding it for security purposes.

In addition to the field, on the northern part of the field, assuming the field goes east/west, just to the left of the parking lot is going to be installed four -- they're called batting tunnels. I knew them as batting cages as I grew up. Two of them are for baseball, two of them are for

softball. They will have a similar Astroturf field on the bottom. They will be enclosed in netting. They will not be -- have a permanent roof or side structure. So it will be open. They will also have lighting on it for nighttime use. It will be a separate circuit so you're not going to see the field lit up if the batting cages are only in use and vice versa.

For access on the project, there's going to be new sidewalks, new stairs, an ADA compliant ramp that will provide from the parking lot up to the field. The field will be up on a higher level than the parking lot, so we have to provide all of those appurtenances to get people up into the -- onto the field.

In the parking lot, itself, the improvements will be four new handicapped parking stalls that will be right at the base of the new access ramp up to the field level.

For utilities, this is an existing developed property -- campus I guess would be the way to say it, so there will be new electrical conduits to run the power for the lighting and for the sound system and scoreboards, waterlines for water fountains, and hose bibs around the outside of the field, and fiberoptic telecommunications conduits for the security cameras. Those will be mounted on the light poles so it will be a joint use on those poles.

Stormwater. Stormwater does comply with the East Brunswick municipal stormwater management ordinance. The stormwater runoff volume from the site will not exceed the existing runoff for the 2-, 10-, and hundred-year storms and will provide the appropriate reduction in peak flows as required. Stormwater detention is going to be handled with underground basins that are underneath the field and underneath the batting cages and tunnels. There's about a 2-and-a-half-foot stone underneath the field. There's 10 inches of stone underneath the turf of the gravel. There will be another 2 and a half feet of -- it's called a number 467 stone, which is a larger stone, with enough voids to provide the detention volume required for the storms, and those have been summarized and the calculations provided to the engineer.

THE CHAIRMAN: And those would -- those meet the new state required stormwater management requirements?

MR. MCGOWAN: Yes.

MR. KIPP: Yeah, that's an excellent point, Chairman. If you could -- you put on the record that they meet the township requirements. Can you also testify on the record that they meet NJDEP stormwater regs.

MR. MCGOWAN: Yes, they do meet the NJDEP stormwater regs.

MR. KIPP: Thank you.

MR. MCGOWAN: So the field basin will also serve as storage. It will also serve as infiltration for groundwater recharge and will provide the groundwater recharge requirements for the project. The batting cage detention basin will only provide detention. It will not provide the infiltration groundwater recharge. The topography of the site is such that it does not meet the requirements to provide it so there will be infiltration just based on the way it's constructed, but it cannot be counted towards the -- our groundwater recharge responsibilities. So all of the recharge will be handled by the detention basin infiltration underneath the larger softball field, hockey field.

So the collection system. I mentioned before the field is porous, so you're not going to see a lot of inlets that are handling. The water falls on the field, runs through the field into the stone basin underneath the field. So it's detained there. There are some -- about six basins located around the outside of the field to capture the water that does happen to run off the field and also water that's coming off the sides because there will be slopes around the side of the field. It's going to be built into a little hill along the south, west, and east sides, so there will be water coming off of that that has to be collected. We don't want that water running onto the field. That just ends up with debris, clogs, and ruins the field. So the inlets around the field are inletted back under the field. So you do not have --

THE CHAIRMAN: You're going to have to take me through that one again.

MR. MCGOWAN: Okay. The inlets that are around the outside of the field, they do not connect directly to an underground piping system. They have pipes that run their outlet into the basin into the stone underneath the field, so they will also be part of the detention system. So no water from the site is going to be leaving the site without passing through the detention basins.

THE CHAIRMAN: Okay.

MR. MCGOWAN: So underneath the basin there are perforated pipes around the edges just to collect the water and head to the outlet ports. The outlet ports then go to manholes that have an outlet control weirs in them, very similar to what you see on above-ground detention basin. You have a block structure at one end with a triangle or circle or weird -- bunch of weird shapes to control the flow. Same principal except it's inside a manhole.

And then the outlet as it is now, the outlet of the flow will be as it -- pardon me -- the outlet of the new water will be in the same location as the outlet of the existing water. It will be into the swale that's along the northeast part of the property -- no, other way, that one there. Yes, into that swale. That is actually state open waters. It is 50 -foot riparian limit on both sides of it. We will not be touching the riparian zone on that.

So additional approvals that we will be getting will be from Middlesex County Planning Board, Freehold Soil Conservation District, and we've already applied for and received East Brunswick tree removal permit.

I have nothing else right now. It's a field. If the board have any questions, I'll be happy to entertain them.

THE CHAIRMAN: Questions? I'm sorry, yes.

MR. PHILIPS: Is there a maintenance program required for this water retention system?

MR. MCGOWAN: Yes, there was, and the stormwater maintenance plan was submitted to the engineer as part of that.

MR. PHILIPS: And is that yearly, 2 years? What is -- what amount of activity is required to maintain this? Seems like it's a lot of stuff going on here.

MR. MCGOWAN: I'm not as familiar with the maintenance part of that. Mostly keeping it clean and free of debris so that the water can flow.

MR. PHILIPS: I would imagine that's true.

MR. MCGOWAN: Yes, most of it is underneath.

MR. PHILIPS: How does that happen?

MR. MCGOWAN: How does that happen? You're going to have manholes at the end. The field is porous, but it's not going to collect a lot of

debris that's going to get into a detention basin the way it would of an above-ground detention basin. Mostly going to be a smaller particle issue. There is not any need for stormwater quality because it is not a motor vehicle surface, so you're not going to have a BMP with filters, fabric, or a filter that has to be done.

MR. PHILIPS: Miscellaneous leaves and soil and items and --

MR. MCGOWAN: Yes.

MR. PHILIPS: -- various detritus that comes along eventually going to find its way into this. So --

MR. MCGOWAN: Yeah, so there's a cleaning --

MR. PHILIPS: Do you have to clean it in order to maintain the effectiveness that you want?

MR. MCGOWAN: I would have to get back to you on that. I'd have to look into that.

MR. PHILIPS: We're going to get a schedule or something, Keith, you know.

MR. KIPP: There is a maintenance plan that was submitted. I didn't go over it in detail. But I definitely have concerns about that. Part of your testimony was that the inlets that are on the perimeter are taking the drainage off the slope, but that's certainly not the case on the southern boundary. That slope is draining directly onto the field, and with leaves, as Mr. Philips mentioned, there's going to be leaves, there's going to be dirt that can get into there. It's going to potentially clog the system. I have a lot of concerns about that.

MR. MCGOWAN: Okay.

MR. KIPP: Not only just coming from the slope but also the slopes leading to those inlets. Those inlets lead directly to an underground system. Now, when you hear -- I've heard our construction officials say many times, when you build a house, you don't want to invite outside water in, which is exactly what you're doing. You're taking outside water and putting it into this underground system, which is going to be a real maintenance problem down the road if someone does not stay on top of that.

MR. MCGOWAN: Understood, and we'll certainly look into that.

MR. SACHS: What do you need to see from the engineer?

MR. KIPP: Again, our concerns -- I definitely wanted to address the slopes and the

drainage directly onto the field, especially since it sort of contradicts testimony that we had, but another concern is our design standard in town is for steep slopes can't be more than a maximum of 25 percent, and in many areas of the site, we're at 33 percent, which is above our standard for a steep slope. So I would suggest you somehow evaluate that and see whether you can put retaining walls to that south and do, as you're saying, capture that water before it gets to the field by use of these retaining walls. Wouldn't require as steep a slope, and I think it would help in the maintenance in the long run. But in particular, you have steep slopes on the southeast corner and on the northwest corner of the project, but I do believe the northwest corner slopes away from the field where the south -- southeast slopes right directly to the field. So basically I think it's a major maintenance problem that they're designing into it.

MR. PHILIPS: That was where I was going, because you look at this -- and I'm not thinking about, you know, January of 2024, okay. I'm looking at, like, what is the school going to be burdened with in 2026 when this thing is now operating for 2 years and everything gets clogged up.

MR. KIPP: Absolutely, and that is the concern that we had when we looked at those inlets potentially taking sleeves and debris and may not show up for years, but at that point, you run the risk of the field floating, the stone not being able to drain properly and then the rubber could float. There can be a host of problems from that.

THE CHAIRMAN: Yeah, Adam.

MR. NEARY: Switching gears a little bit, will this facility have sound system and lighting system?

MR. MCGOWAN: Yes, it will.

MR. NEARY: Have you done any tests to ensure that the neighbors that are in the apartments along -- and condos along Cranbury Road that's going to be impacting their quality of life?

MR. MCGOWAN: We do have our lighting and sound experts here. That would be more appropriate to address that question. Would you like them to step up at this point?

THE CHAIRMAN: Well, let's see what other questions there are, and then we'll -- Councilman.

MR. McEVOY: May I?

THE CHAIRMAN: Of course.

MR. McEVOY: Thank you, Mr. Chairman.

Mr. McGowan, I'm asking you to consider what I'm about to say and bring this back to the Van Cleef people because it has to do with the architectural design.

For the past 20 years, I've been the voice of East Brunswick athletics at almost every contest you can think of, and it's not that much, football, boys and girls soccer, field hockey in the fall; boys and girls basketball indoors in the winter, wrestling indoors, winter track, just the senior night presentation; springtime, lacrosse boys and girls, and the inside sports are volleyball and gymnastics. And the one team that's been fill-in-the-blanked for the past 20 years has been the girls softball team and the boys baseball team, because we haven't been able to broadcast either baseball or softball. I have repeatedly politely asked East Brunswick TV, working with Dave Ambrosy and chatting now with Pagliuco. It's at a point where I don't care where you want to put me. Put me in center field. Let me look at a monitor. You guys take your cameras down on the field, and we can work this out. Having said that -- and I could further say a few more things about that -- what I would like to see in this plan is some type of broadcast booth, and if we're going to do this, let's do this right. And I was chatting with Mr. Giuliani, and he was just saying, I never thought of that. Okay, well, I'm bringing it to your attention. If we're going to make these fields -- and we're going to make them the Cadillac version. That's what we do here in East Brunswick. This is how we work together with our Board of Education partners and our township officials. I have my ideas. I wrote -- I even drew them in as to where the broadcast booth could be so that these athletes can have these games, like our football players and our girls lacrosse team. They are archived. Grandma and grandpa can't make it to the game, but they sure as heck can watch it on TV sitting right next to their granddaughter and showing grandpa and grandma how I played so well.

So back to my comment. Mr. McGowan, if you could bring back to the team the possibility of incorporating in this bold plan a location, a slab of concrete, you know. I'm not the engineer, I'm not the architect. I have the idea. So hopefully something can be brought back to us and we can work

that out.

Thank you, Mr. Chairman.

THE CHAIRMAN: Thank you, Councilman.

I'm sorry.

MR. MCGOWAN: We'd be happy to.

THE CHAIRMAN: I'm sorry, what's the total cost of this project or estimated cost? Do we remember? I'm sure --

MR. MCGOWAN: About \$3.6 million.

THE CHAIRMAN: About 3.6?

MR. MCGOWAN: Yes.

THE CHAIRMAN: So we're spending a fair amount of our tax dollars, and I'm happy to do it, especially as I am, like I said -- and Mr. Sachs is along with me a proud -- and Mr. Neary -- a proud graduate of East Brunswick High School and the school system, but I think, you know, your point is well taken, Kevin. I frequently, you know, listen and watch your broadcast. I think it's great, and I think it's -- first I applaud you for doing it. You and the mayor of Woodbridge and the speaker of the General Assembly, who are both from Woodbridge, frequently do play by play and --

MR. McEVOY: Yes. Mr. Noppenberger and I are better.

THE CHAIRMAN: Without question, you're better, you know, and I said that many times to the speaker. But it's a point well taken that school athletics is such an important part of, you know, our children, our kids' lives, and I know how much it meant to me when I was in high school. So point well taken and well supported I would add.

MR. McEVOY: Thank you.

THE CHAIRMAN: Mary. I'm sorry.

MS. PAN: Thank you. Okay, so I had just a question about lighting. My son is a student at East Brunswick High School right now, and I had the opportunity to occasionally pick him up from school and took a spin back there to that back parking lot. It wasn't used as much as the parking lots that are out front, but I did notice that there's not a whole lot of lighting there. So when these fields are, you know, going in, would you consider putting additional lights there now, because along the sidewalk, there are probably five lights surround by the football field area, but in the back where that's going to be put in possibly, there are no lights. And when my older son was in marching band, when they had competitions and, you know, a lot of other schools came in to participate,

parents would be asked to volunteer, so we're back there were our little lights like we are the same people who are guiding air traffic control, so we're guiding people into parking spots. There are no lights back there at all. So if you were to build these, put in the fields there, I would like to see more light back there, especially near the new handicap parking spots, just so that there would be better lighting back there so they can see where they're going, especially in the ramp and the stairways for people's safety because it's very, very dark back there. There are no lights. And that's just the lights along in the parking lot. I'm not talking about the lights that are being used for the fields when the students are playing.

MR. MCGOWAN: Yes, we'll take that under consideration.

MS. PAN: Okay. Thank you.

THE CHAIRMAN: Any other board comments or questions? Yes, Mr. Sachs.

MR. SACHS: Thank you. I also want to hear from your lighting and noise experts, but I just had a question. No one has ever accused me of being an environmentalist since I'm a land use attorney for a long time, but you made a comment -- I don't know if it was maybe Mr. Giuliana made the comment -- about this bat habitat. I'll ask a question, and I don't know if you can give me an answer this evening, but I'm assuming you're going to or you've dealt with the State of New Jersey dealing with a species habitat that's now been invaded, so to speak. So maybe you can comment on that.

MR. MCGOWAN: The environmental consultant isn't here this evening, so I may have to -- I can give an answer. I might prefer to defer just to make sure I answer that --

MR. SACHS: I'm not holding you to it.

MR. MCGOWAN: Our understanding was, and from our environmental consultant, that -- and they had spoken with Fish & Wildlife Service because DEP had not offered their guidance yet --

MR. SACHS: Okay.

MR. MCGOWAN: -- that it was a nesting habitat, so it's not a living habitat I guess is the best way to do it. So if we were able to remove the nesting -- potential nesting location, that would satisfy the need and we wouldn't have to go back to U.S. Fish & Wildlife or the DEP for clearance.

MR. SACHS: Okay.

MR. KIPP: That was a good summation. I read the environmental report, and that's pretty much exactly what they said, and they did submit to DEP. They followed all the proper --

MR. SACHS: All right. I just want to make sure because --

MR. KIPP: They did. Good summation.

MR. SACHS: All right. Thank you. Because, again, I'm assuming those bats are going to relocate somewhere else within the Township of East Brunswick.

MR. KIPP: We have them -- on every project it's a concern of ours.

MR. SACHS: That was one question. And the next question -- I'll direct it to you, Keith -- is how are we dealing with tree removal issues here in terms of contributions, et cetera.

MR. KIPP: Yeah, we met with Van Cleef I want to guess around 6 months ago. They presented this project, and we immediately identified that there's some deforestation going on, it's not going to look good. We suggested they follow our protocol like any other developer would have to and come up with the calculations of the value of the tree, and then we suggested, you know, take that money and buy trees and plant them all around Board of Ed property, and if you can't do that, then make a contribution to our tree fund and the township will do that. But again, we have those numbers. I believe the value is \$170,000 of the trees, but again, we really don't have jurisdiction to require them to do anything. We just suggested -- Colleen wrote a letter saying the Board of Ed, you know, either find trees, plant them, work with us to plant those trees, or make a contribution to our tree fund.

THE CHAIRMAN: And we have not heard a response?

MR. KIPP: It's open. We have not heard a response.

MR. SACHS: Mr. Alfieri.

THE CHAIRMAN: Comment on it tonight?

MR. SACHS: Well, I don't know if they're going to comment tonight, but I guess can we get a response at some point on that? I mean, I understand -- and, you know, it is a tree -- it's an ordinance that deals with any development. I'm not necessarily sure that the Board of Ed is exempt from having to make that contribution or to supplement plantings elsewhere within Board of Ed property, but

maybe we can get a response to that at some point.

MR. ALFIERI: We'll look into it.

MR. SACHS: Okay, thank you, Mr.

Alfieri.

THE CHAIRMAN: And I'm sure that the board would look at it that these are all East Brunswick citizens here, that we're trying to hold intact their quality of life. I'm sure in a project this size for a little over a hundred thousand dollars, I couldn't imagine that the board wouldn't want to cooperate with the town on that.

MR. GIULIANA: For the record, this is a conversation that was had with our engineer prior to Mr. McGowan joining the team on this project, and it's a conversation I had with Shawn Walsh, and we had made the commitment that we would be paying the fee to have the trees --

THE CHAIRMAN: I knew it.

MR. GIULIANA: -- planted. So that should put the issue to rest. We had already made that commitment.

MR. SACHS: Bernie, thank you.

THE CHAIRMAN: Bernie, thanks. Can we talk about press boxes while we're -- while we got things rolling?

MR. GIULIANA: As I committed to Mr. McEvoy, we would take that back and have a real serious conversation about it because, quite frankly, it wasn't something that had been brought to our attention. So I think it's a great idea.

THE CHAIRMAN: I do, too.

MR. GIULIANA: We'll have a conversation.

THE CHAIRMAN: Terrific. Thank you. Appreciate that.

MR. SACHS: That's all I have, Shawn.

THE CHAIRMAN: Councilman.

MR. McEVOY: Also for the record -- for the record, this is not a new project. We can go back to 2,000 -- I'd have to check my notes at home -- 2005, 2006, 2007, when we did the new track, the new football field, the new baseball field, the new practice turf field, and the new grass field, and the JV field, which was the seed that is -- that was used in old Three River Stadium grass. That was the anecdotal piece. But at the same time, in the design was the two softball fields that never got built, and that's what I want on the record, because, Mr. Giuliana, you can recall that architectural design that had everything including

those softball fields, and those softball parents, who are probably now grandparents, have been waiting and waiting and waiting for this day.

Thank you, Mr. Chairman.

THE CHAIRMAN: You're very welcome.

MR. GIULIANA: If I may?

THE CHAIRMAN: Sure, of course.

MR. GIULIANA: So, Mr. McEvoy, you're correct, for the record. The project, the overall athletic complex was a three-phase project. Phase 1 was the redo of the stadium. Phase 2 incorporated the new baseball and multipurpose fields that are right across from the stadium. Phase 3 is this project that is before the board now.

THE CHAIRMAN: Mr. McGowan, please continue. Do you have anything else?

MR. ALFIERI: Nothing further for Mr. McGowan. We'll have our lighting expert come up so he can provide some testimony as it relates to --

THE CHAIRMAN: I'm sorry, Mr. Philips has another question.

MR. PHILIPS: Just again for clarification purposes. The field, itself, if I've read your plan correctly, is going to be at 134. That's the -- there's a line going straight across that says 134.

MR. MCGOWAN: Yes.

MR. PHILIPS: Okay. It goes to an area that's 141, 140 and a half. So that means that we've got 67 feet of stuff that's going out of there. Is that fair?

MR. MCGOWAN: Yes.

MR. PHILIPS: Okay, but that's not the surface that we're dealing with. That's the finished surface that includes the other items that you've added on top of that, spacing and all that.

MR. MCGOWAN: Yes.

MR. PHILIPS: So how -- are we taking out a total of 10 feet then in those areas of soil and whatnot? Does it go 4 feet below the 134 down to where we get started with this item? What does that -- what's that bottom spot?

MR. MCGOWAN: The bottom of the detention basins I believe is about 129 feet.

MR. PHILIPS: One twenty-nine, so we've got 5 feet vertical --

MR. MCGOWAN: Yes.

MR. PHILIPS: -- down below it in addition to whatever else you've taken out; is that correct?

MR. MCGOWAN: Yes.

MR. PHILIPS: So you have the -- you have, you know, inputs at 130.45, 130.39, so that's about 6 inches to a foot above that, and I guess the answer is that all that water is going to go in there?

MR. MCGOWAN: Yes, sir.

MR. PHILIPS: And it's going to be at 129 starting.

MR. MCGOWAN: Yes.

MR. PHILIPS: But it can only go to 130 before it's going to start coming back out. How does it -- how does that work?

MR. MCGOWAN: The outlet port for the detention basin -- can we pull up the plan, please, the drainage plan, please. If you can go right there. Right in the center of the bottom center of the screen that you see now, you see two pipes coming out of the field.

MR. PHILIPS: Twelve-inch.

MR. MCGOWAN: Two 8-inch pipes.

MR. PHILIPS: I'm not seeing it on this. Two 12's here.

MR. KIPP: I think they're 12's.

MR. MCGOWAN: Okay. That is the outlet port coming out of the detention basin under the field.

MR. PHILIPS: And what's that elevation? Because it's dropping into 132, which we already have 130 is the input.

MR. MCGOWAN: It's outletting into the outlet structure right there. That is -- I believe it is 3E right there. That is where you have the weir arrangement inside the manhole that's going to control the outflow to make sure the peak flows stay into storage underneath the field and the detention basin.

MR. KIPP: Yeah, I think, Steve, the stone bed, think of that as a storage vessel, right?

MR. PHILIPS: Yes, I agree.

MR. KIPP: And it build up, and then it gets to the invert of the pipe, and then it goes out.

MR. PHILIPS: But we're not talking about a lot of -- he's -- by what we've already just been told, he's at 129. That's the bottom. That's what they're going to excavate to.

MR. KIPP: Okay. I'm not sure if he was clear on the elevations, but they do have a detail that shows the depth of this structure so that it

would function as he explained.

MR. PHILIPS: Well, if you're happy with it. I'm certainly not an engineer. I play one on TV, but that's it.

MR. KIPP: And you did sleep at a Holiday Inn. But no, happy with it? No. I'm concerned about maintenance. And I say this only because it's a legitimate concern. I see trouble -- we have turf fields. We understand what goes on, seen what goes on at the other high school fields. It's a legitimate concern. And when I bring up those steep slopes, of course, it's something in our ordinance that wasn't adhered to, but there's also a reason I bring it up, because those steep slopes are really hard to maintain, and, you know, it can cause you a whole bunch of other problems that add to soil get into the system. That's the only reason I brought those things up.

MR. McEVOY: If I may on this issue, as Mr. Kipp alluded to with regard to the maintenance, I was the high school track coach for quite a long time, and what I used to do was clean the four drainage basins that ran around lane 1 of the track. It was just something that you did because probably when the construction was going on, the engineer said, hey, you better keep an eye on those drainage basins, otherwise, it's going to be a problem. Okay, so McEvoy retires. The next wave of coaches -- it's not my responsibility to go up there and inform them that, hey, you have to clean this stuff out. And so it wasn't cleaned, and it wasn't -- so 2012, 2013, 2014, 2015, and then we had the hurricane or whatever -- what was it?

MR. SACHS: Sandy.

MR. McEVOY: Not Sandy, the one. What was it? It was a storm.

UNKNOWN SPEAKER: The one we didn't like.

MR. McEVOY: Because all of a sudden now, there's nowhere for the water to go, and you know where it went? It went underneath the carpet of the football field and raised the carpet up, and it was totally destroyed, and we needed -- and now we have to spend \$3.5 million to get a new football field because the coach never knew that you had to clean out the basin. And it's going to be very difficult -- and Mr. Giuliani knows this -- to get a maintenance team to remember to be cleaning this stuff out, and I just -- it's great that we're having this conversation because it's just food for

thought, Mr. McGowan, so that maybe it's a bigger pipe. I don't know. Maybe it's a maintenance issue that you've got to be on top of.

Thank you, Mr. Chairman.

THE CHAIRMAN: You're welcome.

MR. ALFIERI: We will certainly take that in into consideration.

MR. SACHS: You want to -- your lighting and --

THE CHAIRMAN: Sure.

MR. ALFIERI: I'm going to call up Mr. Zoeller, who is going to provide testimony as it relates to the lighting. There were some questions.

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

MR. ZOELLER: Yes, I do.

THE CHAIRMAN: Please state your name and give us just a bit of your CV.

MR. ZOELLER: My name is Robert Zoeller. I'm technical consultant for Musco Sports Lighting. I've been involved in sports -- in lighting in general for almost 30 years; 24 of those are sports lighting. I've been qualified as a lighting expert in sports lighting in seven states, including Superior Court State of New Hampshire, and I have a bachelor's and master's degree in physics.

THE CHAIRMAN: Okay. Welcome.

MR. ZOELLER: Thank you so much for allowing me to be here. Musco has enjoyed a long and rich tradition with East Brunswick High School, and if you go to the first slide, please, all of the sports lighting on campus is Musco Sports Lighting.

If you look at the picture I put up, I wanted to show you the evolution of glare control technology. Back in the 70's, which is the fixture all the way on the left, what we had was a metal halide lamp that was in a parabolic reflector that just -- we just tried to get as much light as we can wherever it was going to go just to get that light on that field. That's where we were at that time.

So the next picture to the right, which is 1988, is actually the technology that is on the football stadium. That's when it was installed, in 1988. It was state-of-the-art at that time. It had that small insert at the bottom, which reduced spill by 25 percent, increased the amount of light on the field by 65 percent.

And technology has changed over the years. You follow to the right, we began to start

to add external visors to help control the light, to help control one's ability to see the brightest source of light, which is the greatest place of glare coming out being emitted from the fixture.

We travel across to number 5, which is 2005. That's Musco's light structure green technology. That is the technology that's currently on the baseball field and on the soccer field. You can see the significant difference of how we've come along in our ability to both shield the light and control lighting from the fixture of the luminaire perspective.

Now, there's one picture to the right of that, and that fixture is on, and that fixture is dated 2013, and that's LED, and that's what we're proposing for the new field.

If you can go to the next slide, please. What we did here is we show -- we showed a -- the progression of efficiency and the progression of spilling glare control. So it's the same lighting fixture starting from the left. To get the same amount of light a hundred feet in front of the pole, we give it five 1,500-watt fixtures. And as you progress, you see it gets less and less. There's four. You see there's less glare. So you see the fifth one across, there's only two, and the sixth one, which you don't even see, there's two lights there, as well. It's the only full cutoff LED luminaire that's available today for sports lighting. And what that number 6 one tucked in over there, that's also an LED sports lighting fixture that's available today, and I put that in there just to say that just to say that you're having LED lighting doesn't necessarily constitute a good, environmentally friendly sports lighting. You need to have the capability of controlling the light and the capability of blocking the seeing source of the light inside the luminaire.

So if you can go to the next slide, please. This is what the luminaire looks like. The LED's are tucked up inside underneath the back of the luminaire with a very large visor. The visor gives us a cutoff so that we can keep the neighbors happily in darkness, but yet we provide the light for the field, for the players and the athletes, and it also enhances the spectators' ability to watch because now they don't have as much glare when they look and watch the field and watch the game taking place on the field. And not to mention the fact that if we compare it with the soccer field and the

baseball field, the LED technology is about 40 percent less energy. We compare it to the football field, we're 70 percent less energy. So it's very energy efficient. Also, any of you have been on a ball field and they've had a brief power surge or there's been a little blackout, it takes those metal halide lights 20 to 25 minutes to restrike and come back on again. LED's are instant-on/instant-off.

Go to the next slide, please. Just to give an example here, a 30 foot-candle soccer field, very similar to our field hockey field. You don't see the actual light source up in the fixture, so you don't see that bright glare coming at you, and you can see how dark the cutoff is very, very close to the field. So it's very controlled light. It's very neighborhood friendly light. In the case of it's not affecting the neighbors and not impacting the neighbors, that is the technology to kind of refer to what the gentleman was talking about having a first class facility, that's what this will be for your girls softball and the field hockey.

So if you could turn that off, that's the last one I have on there. If you could go back to the site plan, the one that would show me -- the previous page that shows me where the property lines are. One more. Keep going. All right. Next one I guess.

MR. KIPP: This throws the whole --

MR. ZOELLER: All right. That's what I'm looking for. If you could bring that in there. Okay. So the dark line -- that's okay. And that was a great question about the apartment buildings next door. So the dark line that goes below the fields above the word Project Area and then goes straight upward behind the apartment buildings being the property line, what we did was we did a complete study on this. Now, one thing we designed in this is the fact that only the fields that are going to be used need to be illuminated. So they want to use just the right softball field, the left softball field does not have to be illuminated. So you don't have to light up all of this entire field every single time depending on what you're playing on. So we reduce impact just by having the least amount of lights being illuminated that we need for safety and playability of the sport on the field.

So you notice that the property line just above the second A in Area is the closest point where the property line comes to the field. We

calculated utilizing if all the luminaires are on -- and by the way, there are nine poles altogether. There are 49 luminaires that are used to light this entire field. If we have all of the luminaires on at that closest point, and that is -- there's a I believe just a field on the other side there, on the other side of that property line, that's our highest point of light spillage, and that is 0.05 foot-candles of light or five one-hundredths of a foot-candle. What does that mean? Typically, a tenth of a foot-candle to two-tenths is moonlight. Once you get below that tenth of a foot-candle, when I go out there with my light meter, there's not even enough light for me to read what the meter is reading in terms of the amount of light. So at that closest point, the maximum value we have is 0.05 foot-candles, okay.

Going over to the back of the apartment buildings on the left, the highest value we have along that property line is 0.01 foot-candles or one one-hundredth of a foot-candle. Now, I went back there. A lot of those apartment buildings have Wall Packs that are illuminating those parking areas that are behind there. There's also some architectural lights there, which I would estimate -- I didn't have a chance to actually go out and actually take measurements -- I would estimate somewhere between a half a foot-candle and a foot-candle of light. So our addition of one one-hundredth of a foot-candle will make no difference whatsoever. They won't even know that there's any light coming from the field. And those values are calculated without taking into account any trees, without taking into account anything, assuming like this, just a barren desert going from the field to the property line. The trees, there are some trees there. They can help. They'll help shield, but without them, we're down to those types of numbers. Basically nonexistent light spillage.

Any questions?

THE CHAIRMAN: Yes, Adam.

MR. NEARY: Thank you for that presentation. Just actually a question for Keith. Do you concur with their findings? Have you gone into it much, the --

MR. KIPP: Yeah, they included a lighting plan that appeared to be up to township standards, and his testimony was spot on, that there's a minimal spillage.

MR. NEARY: Pardon the expression there,

right? Spot on.

MR. PHILIPS: Which of those spots is it, the first, the second, the third?

THE CHAIRMAN: I was going to say that. I'm kinder. I was going to talk about a dim bulb, but, you know, I didn't want to hurt Keith's feelings. He knows how fond I am.

MR. NEARY: Thank you.

MR. PHILIPS: Can we get a clarification? What is the elevation? The elevation of 134 is the field, itself. Do we know what the elevation is of the apartments? And realize they're two or three stories.

MR. ZOELLER: That I don't know.

MR. PHILIPS: Because clearly, if they're below the level of the field, the likelihood of any even just aura coming off is pretty limited because they're below it.

MR. SACHS: Yeah, I --

MR. PHILIPS: On the second floor, there's still going to be some green illumination. I mean, even if they're not in the exact light itself, the direct light, you got this indirect spillage, and I just wanted to make sure that that doesn't become a different level of issue.

MR. ZOELLER: It shouldn't be. Even as you would go up, because these are full cutoff, the higher you go up away from the field -- picture if you would, here is the -- the shield is facing down like this. So if you're down here, the higher you go up, the more that shield is going to cut off.

MR. PHILIPS: I'm not talking about the shield. I'm talking about the actual light that is now on a field that is 2 acres big let's just say. There's an amount of a glow that you're still going to get all from all that being lit that's going to be reflective. It's not on your meter. It's not coming from a direct light source. It's coming because the entire field now is all lit up, and so there's going to be a glow from it.

MR. ZOELLER: That's a good point. Keep in mind, 50 percent of the light is being -- going away from the apartments to begin with. So 50 percent of the light is being projected away from them. So basically, there's only maybe 1, 2, 3 poles that are even projecting light. Now, the way we project the light is no light is projected beyond midway across the field. That's standard lighting practice. So the furthest we're aiming light is going to be to the middle of that field. So if we

take into account physics, okay, incident light is typically reflected, right, so you're going to get very similar angle of incidence angle of reflection. Now, because the grass is not a perfectly flat surface, there's some dispersion that takes place, okay, but if you take that into account considering what you start with, you lose 50 percent or more from coming in the opposite direction because it's being projected away. Then you take into account most of the light is going to be reflected upward and above, especially if they're lower, it's going to go above there, it's a very, very small percentage of light that you're going to have. And again, all of those apartments right now, they all have lights on every doorway. They have those big Wall Packs that are projecting a lot of light back there. So the small -- being that's such a small amount of light, it should not impact at all to that.

MR. PHILIPS: Okay.

THE CHAIRMAN: Any other questions by board members? Yes, Council.

MR. McEVOY: Thank, Mr. Chairman.

Mr. Zoeller, the -- so let's just say both fields are lit for a game that night and you're making your way to the -- I could show you mine, but you're making your way all the way from the parking lot to the furthest possible -- you're walking to the furthest possible four-tiered stands where you're going to place your butt and watch the game. Will there be enough lighting on that walkway for those people as they make their way?

MR. ZOELLER: Yes, I believe so. We've actually even added some additional lighting to the walkway that goes from the parking lot to the fields. We actually have some lighting off the pole that's adjacent to the walkway coming to the field. Around the field where the grandstands would be, there would be sufficient light there. Our cutoff is pretty quick as you go away from the field, but there's still a good amount of light right around the actual --

MR. McEVOY: Keith, can you just get back to that.

MR. KIPP: I wanted to see the light -- there's a lighting submission that was in here that may help explain that.

MR. SACHS: Yeah, I did see one.

MR. KIPP: I don't know if this is helpful. Or is that just a general detail?

MR. ZOELLER: That looks like --

MR. McEVOY: That's not helping me.

MR. SACHS: I saw a plan with
foot-candle readings.

MR. McEVOY: Give me the field.

MR. ZOELLER: There it is. Start
scrolling down those sheets. That's our lighting
plan.

MR. McEVOY: All right, at the --

MR. ZOELLER: That's the lighting on the
field hockey field. We're using four poles to light
the field hockey field.

MR. McEVOY: So I don't see any numbers.

MR. ZOELLER: The numbers are on the
field, itself.

MR. McEVOY: Right, I know.

MR. ZOELLER: Keep going. I think we
have a -- that's the walkway light we talked about.
That's the lighting from the walkway. There's one
lighting fixture there lighting up the walkway out
to the parking lot.

MR. McEVOY: Keith, just show me the --
I don't need the lighting design. Just show me the
two fields next to one another. Right. I guess I
can work off of that if you want to scroll it up a
bit.

MR. ZOELLER: There we go.

MR. McEVOY: I'm seated here. It's the
furthest away from the parking lot as I'm sitting
here, and it's Friday night. It's dark. And in
this typical world we live in, I'm (inaudible) is
there enough lighting to light, to illuminate this
area, because you saw all those numbers in here.
What about the numbers out here?

MR. ZOELLER: We can run a scan showing
the lighting levels are in the grandstands. I can
assure you if the softball is being played, there's
more than enough. You have 50 foot-candles on that
infield, there's going to be more than enough
lighting in those. I just have to look at it and
just make sure for the field hockey it is, as well.
I can assure you from softball, there's plenty of
light in there because you have plenty of light
right to those baselines, and there's going to be
plenty of light behind that baseline because we have
to light the foul territory, as well, because you
can go all the way to those grandstands to try and
catch a ball.

MR. McEVOY: You know how kids -- so,
you know, you're an 8-year-old, 9-year-old,

10-year-old, you're there to watch your sister play. Mom and dad are there, but kids, they take off. Where's Johnny, I don't know. And this -- everything behind here is all woods. So that's all woods. Case closed. Let's not deny that. So I just want to make sure that there is enough lighting to make Aunt Betty, Uncle Tony, and grandma happy when they arrive at the softball field.

Thank you, Mr. Chairman.

THE CHAIRMAN: Thank you, Council. Yes, any other questions by the board?

MR. PHILIPS: He's also the loudspeaker guy, right?

MR. ZOELLER: No, no, I'm just lighting.

MR. PHILIPS: You're not the loud --

MR. ZOELLER: (Inaudible) to the other expert.

MR. ALFIERI: We don't have anybody here for sound. It's a softball field and field hockey field.

MR. PHILIPS: Apparently I understand we're going to see you again.

MR. ALFIERI: No.

MR. PHILIPS: You don't have to come back. This is it.

You got a whole bunch of speakers. Just curious then how do they not get -- how do they get aimed so that the people in the second floor of those apartments aren't listening to the game, as well?

MR. ALFIERI: I'm not sure. I can't testify to that, but we can certainly look at it on our end.

THE CHAIRMAN: Just look at it and maybe get back to it.

MR. SACHS: Let me ask a question of Keith because I think I did see a noise -- some noise studies that were done.

MR. KIPP: Yeah, there was. Staff was going over that, and it seemed reasonable, but again, we would have leaned on expert testimony. Typical application.

MR. SACHS: It can be reasonable, but there's also a state law that deals with sound, and just so we put it on the record and the board's aware of it, 65 decibels during the day at the property line and 50 decibels --

MR. ALFIERI: I apologize. Our noise expert is here. Sound expert I should say.

MR. KIPP: That changes everything.

MR. SACHS: All right. Come on up,
Mr. Sound Expert.

THE CHAIRMAN: I'm sorry, can you speak
a little louder? No. You've only heard that 8,000
times.

MR. MITCHELL: How are you guys doing?

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

MR. MITCHELL: I do.

THE CHAIRMAN: Just give us your name
and give us a little bit of your background.

MR. MITCHELL: Dennis Mitchell, and I've
been both a system designer and audio engineer for
bands. You're a little bit closer to my age. I'm
older than you. I used to be the road manager and
the audio engineer for one of the Pointer Sisters --

THE CHAIRMAN: Oh, no kidding.

MR. MITCHELL: -- and I also worked with
a guy who wrote the song Convoy. I can't remember
his name. C.W. McCall. So I've done audio for
close to 50 years, and I'm working for Panavid,
which does a bunch of projects for the East
Brunswick school system, and I'm excited to be here.
Grew up in Monroe, went to Jamesburg High School,
played East Brunswick in soccer, and my wife
graduated from East Brunswick Votech, and she
learned a trade there, and she's been doing it for
over 30 years.

THE CHAIRMAN: Wonderful.

MR. MITCHELL: It's great, yes. So I'm
ready for any questions you have. I hope I can
answer them.

THE CHAIRMAN: Steve, I think you had.

MR. PHILIPS: You were in the audience
and you heard the question, right?

MR. MITCHELL: I did. You were
concerned about which way the speakers are going to
be facing and if there's going to -- I'm sure your
concern is you don't want a lot of it hitting the
houses. The company I work -- I'm representing for
using speakers is a company called Fulcrum
Acoustics, and they do schools throughout the United
States, elementary, middle schools, high schools,
colleges. They also have put in all of speakers at
the Linc in Philadelphia and places, M & T Bank in
Baltimore. They have stadiums all around the United
States that they do things. And depending on the
size of the system, what you're asking is a concern
everywhere they go.

And so I worked with them on the design of this system, and I believe Van Cleef sent me the law for this decibel level that has to be kept under, and I just wanted to show you something. Where I'm speaking right now, no game going on, no nothing, we're at 80-dB. So it's a challenge to make sure you can get everything at the apartments that are across the street, but we can do it. And what we're doing is making sure that the speakers are pointed to the stands and to the field and that they go down to the field so that they don't push further.

One of the design aspects that we decided, we did not include subwoofers. If you use subwoofers, the base travels further, and you hear boom, boom, boom, and it's kind of annoying. We avoided using those and just put better speakers in that will be more controlled.

The focal point of those speakers is just the field, so if you get outside that range, they deminimize quite a bit. So we have taken that very seriously. And you're laughing. What are you laughing about.

MR. PHILIPS: A different reading than you did.

MR. MITCHELL: What did you get?

MR. PHILIPS: Goes from 46 to 65.

MR. MITCHELL: Are you using A weighted? You should be using C.

MR. PHILIPS: Average of 66. I just started talking, it's up to 70.

MR. MITCHELL: If you're using C weighted, which is what the professionals mostly use -- I use A and C, and there's also another one -- it goes up about 10-dB because C weighted carries in lower tones where the A only carries higher frequencies. So these are things that I have to do whenever I'm engineering a band or anything like that. I have to make sure that I don't get too loud and don't get too forceful.

MR. PHILIPS: And I'm just crazy because I thought the app was fun.

MR. MITCHELL: You know what it, it is fun.

MR. SACHS: What's a leaf blower?

MR. PHILIPS: Over a hundred.

MR. SACHS: I know it is. Okay.

MR. MITCHELL: So any other questions?

THE CHAIRMAN: Any other questions by the board and staff?

MR. SACHS: I'm sorry, I'm just going to make a general comment. I mean, obviously, the Board of Ed has to comply with the state regulations.

MR. MITCHELL: Absolutely.

MR. SACHS: And if there is an issue with the property owner, they're going to file a complaint and it's going to have to be dealt with.

MR. KIPP: And our ordinance will be enforced with the police with their noise equipment.

MR. SACHS: Right, exactly.

MR. MITCHELL: It's our goal to stay within all of those guidelines and laws. We don't want to do anything different. One of the things Fulcrum said that they do, and I would recommend this, if you deem it necessary, they go to the people that are going to be living across the street and say, hey, we're putting sports field in, occasionally you might hear something, we're going to do our best to avoid it, but we just want to let you know that during game times, you might hear something. And that doesn't change the law.

MR. SACHS: Listen, you got crowds cheering, you know.

MR. MITCHELL: Yes, and even if there's no sound system, you got crowds cheering, there's noise.

MR. SACHS: Correct.

MR. MITCHELL: But we will do our best to make sure the technology stays within the guidelines that you need. And, of course, if a student is up in the press box and decides to push those meters all the way to the top, which seems to happen quite a bit, I can't be responsible for that, but we will make sure that it works good.

I was very excited about what you brought to the table about the broadcast. I think that's a great idea, and that can be included in this facility, and I --

UNKNOWN SPEAKER: He can't speak for the Board of Education.

MR. MITCHELL: You don't like that idea? Like I said, I didn't like that idea. No, I think that's a great idea. As a -- when I went to Jamesburg High School, I was a three-sport athlete, and I wish that I would have had the opportunity to record and do things and stuff like that. Jamesburg was never a big budget school. I think we had 400 people, and so -- but East Brunswick, I admire what you want to do with that because those memories

cannot be recreated, and I think that's very important. I would like to make it so that we could, indeed, broadcast games. I would also think that somewhere down the line you might want to extend that to the baseball and football field, too, if it's not there already.

MR. McEVOY: Not to get into a conversation -- beg your pardon, Mr. Chairman -- but you did say it, Mr. Mitchell. Where's the equipment going to be stored?

MR. MITCHELL: It has to be stored in a press box.

MR. McEVOY: What press box?

MR. MITCHELL: Well --

MR. McEVOY: See, this is a softball field. There's no press box. There's a press box on the football field.

MR. MITCHELL: Yes.

MR. McEVOY: So once again, where is this equipment going to be stored? Not that you have the answer, but you're going to want that in a very, very secure place.

MR. MITCHELL: Absolutely.

MR. McEVOY: Adds to the conversation about EBTV broadcasting --

MR. MITCHELL: Absolutely.

MR. McEVOY: -- and then if you have a very, very strict and strong administrative leader in terms of an athletic director, he's only going to allow certain people into that press box and so on and so forth so that everything stays safe and sound.

MR. MITCHELL: Exactly. If -- the whole purpose of having speakers on the field is not just for music and stuff, it's for people to make announcements during the games and thing likes that, so that person is going to need some facility that they can see above the field so that they can make that announcement, who's up, whether -- if somebody scores a goal in field hockey, whatever that event is, you're going to want them to see everything about that field. It has to be something that for the field hockey is high enough so that they can see the whole field, and if you're doing the baseball games or softball games, then you would want to be able to see both fields, as well. So that -- I think that a press box or something similar to that needs to be --

MR. McEVOY: Considered.

MR. MITCHELL: Yup, definitely so.

MR. McEVOY: Thank you, Mr. Chairman.

MR. MITCHELL: I hope I answered that adequately.

MR. McEVOY: Yes.

THE CHAIRMAN: Any last questions of this sound guy? Okay. Thank you.

MR. ALFIERI: Chairman, we have nothing further.

THE CHAIRMAN: Okay. We don't do a public portion really. Does anybody --

MR. SACHS: Let's go to the public.

THE CHAIRMAN: Does anyone from the public have a question or comment? Okay. Seeing none, then we will move on. Do we do a formal resolution on this?

MR. SACHS: Well, it's a courtesy review. It's -- no, there's no approval because it's not an application for development.

THE CHAIRMAN: Understood.

MR. SACHS: I think the only thing is, you know, Mr. Alfieri and to the Board of Education, I mean, there were some real concerns I guess addressed regarding drainage.

MR. ALFIERI: I have the notes here. If you would like to provide us a letter of recommendation as to what the board was --

MR. SACHS: We can do that. I think we've done that in the past.

MR. ALFIERI: It would be appreciated just because, like you said, there were some comments that you had --

MR. SACHS: We'll do that.

MR. ALFIERI: -- and we want to make sure we're able to touch on all of them.

MR. SACHS: We'll do that, and the only thing I would say is if you are going to revise the stormwater -- and I don't know -- I think -- make sure that our -- make sure we get a copy of it. Make sure we review it.

MR. ALFIERI: Yeah, it will be submitted to your professionals.

MR. SACHS: I don't think you need to come back here. That's not necessary.

MR. ALFIERI: We'll submit it to the professionals so they can review it.

MR. SACHS: And the only reason I mention that is this is obviously a significant investment for the Board of Education, you know, let's get it right. I mean, I don't want to see the football field rising again. That was -- we don't

want to visit that again. So --

MR. ALFIERI: Understandable.

MR. SACHS: Significant expense for the taxpayers, so let's make sure we get it -- it's done properly.

THE CHAIRMAN: Yeah, Adam.

MR. NEARY: I just have more of a clarification question from Larry. What is our jurisdiction here? I mean, what is -- define and what's --

MR. SACHS: The Municipal Land Use Law exempts boards of education, other municipal authorities, from actually getting -- from seeking site plan approval. Because generally, if this was a private developer building private sports fields, yes, they'd have to come in and get a site plan approval. In all fairness to the Board of Education, in the last 20 years at least, you know, we've had a good situation with the Board of Ed where they've come in and they've shown us their plans. Churchill I know was an example, the high school expansion, Irwin School, you know, a bunch of the elementary schools.

THE CHAIRMAN: I'm glad you didn't mention Hammarskjold.

MR. SACHS: I didn't mention Hammarskjold. But since then, okay --

UNKNOWN SPEAKER: We don't mention it, either.

MR. SACHS: Since then, it's been very good, and we want to continue that relationship.

THE CHAIRMAN: Absolutely.

MR. SACHS: So we don't really have any jurisdiction to take a vote on this. So you can't approve it or you can't deny it.

THE CHAIRMAN: So I think it's a good idea, though, you know, the board gets a letter of our -- outlining our concerns.

MR. SACHS: We'll do that. We've done that before, and yes.

MR. KIPP: And I'm just unclear if we need any -- to memorialize the tree fund dedication if we have to.

MR. SACHS: Yeah, well, it's on the record, and I'm sure Mr. Giuliana agrees that the contribution will be made. He made that representation. We'll put that into the letter.

THE CHAIRMAN: Good. Well, thank you very much for coming.

MR. ALFIERI: We appreciate your time

tonight.

THE CHAIRMAN: Bernie, it's always good to see you, and we're confident that this will be a great facility because that's really all the board builds in East Brunswick.

MR. GIULIANA: We want to do a good job.

THE CHAIRMAN: Long history of doing that. So thank you. Have a good evening. Thank you to your witnesses.

MR. SACHS: Good seeing you, Dante. I'm going to see your brother tomorrow. I'm going to see your father Friday. Getting all the Alfieris.

THE CHAIRMAN: Okay.

UNKNOWN SPEAKER: Charlie, how long
(inaudible)

MR. HEPPEL: I don't hear you. Oh, it's fine. An hour and twenty minutes.

THE CHAIRMAN: So moving on, the next item the resolutions, a resolution authorizing a preliminary investigation for redevelopment located at corner of Ryders and Cranbury known as 509 Cranbury Road, block 87, lot 10.07, in the VG-I zone, and we have a resolution to that effect in our packets.

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

MR. SACHS: Yes.

THE CHAIRMAN: What is the board's pleasure with this resolution?

MR. HEPPEL: I'll move it.

THE CHAIRMAN: Been moved. Do we have a second?

MR. PHILIPS: I'll second it.

THE CHAIRMAN: Moved and second. Any final discussion? Seeing none, please call the roll.

MS. TEGEDER: Mrs. Pan.

MS. PAN: Yes.

MS. TEGEDER: Mr. Neary.

MR. NEARY: Yes.

MS. TEGEDER: Mr. Philips.

MR. PHILIPS: Yes.

MS. TEGEDER: Mr. McEvoy.

MR. MCEVOY: Yes.

MS. TEGEDER: Mr. Heppel.

MR. HEPPEL: Yes.

MS. TEGEDER: And Chairman Taylor.

THE CHAIRMAN: Yes. The resolution is approved.

MR. SACHS: I think number 2 we're not

going to really deal with. So -- because we're not going to make a recommendation as to the athletic field issue.

THE CHAIRMAN: Got you.

MR. SACHS: We will do a letter.

THE CHAIRMAN: Good.

MR. SACHS: And actually, if I do decide to do a resolution, I'll do it after I review the transcript, and we'll put it on on a future date.

THE CHAIRMAN: Good. And then the number 6 on the resolutions is application 22-26, Fern Road Estates. Mr. Sachs, is this resolution in order for us to vote on?

MR. SACHS: This is a real resolution. Yes, this one is properly before you.

THE CHAIRMAN: Yes. Okay. And what is the board's pleasure with this resolution?

MR. NEARY: Motion to move it.

THE CHAIRMAN: It's been moved. Moved and seconded. And any final comments or questions? Hearing none, would you please call the roll of those eligible to vote on this application.

MS. TEGEDER: Mrs. Pan.

MS. PAN: Yes.

MS. TEGEDER: Mr. Neary.

MR. NEARY: Yes.

MS. TEGEDER: Mr. Philips.

MR. PHILIPS: Yes.

MS. TEGEDER: Mr. McEvoy.

MR. MCEVOY: Yes.

MS. TEGEDER: Mr. Heppel.

MR. HEPPEL: Yes.

MS. TEGEDER: And Chairman Taylor.

THE CHAIRMAN: Yes. This resolution is approved.

Resolution amending the start time of planning board meetings.

MR. SACHS: Well, yes, so I think we had -- I think there was a discussion I guess at one of the earlier meetings about changing the starting time to 7 p.m., to do it a half hour earlier, which makes -- a lot of boards now meet earlier. I think did we take a vote at the last hearing?

MS. TEGEDER: No.

MR. SACHS: So let's do this. Let's take a vote on this because we don't have a resolution prepared. Let's take a vote on it of the members who are here this evening authorizing the change in time from 7:30 to 7 commencing with the June meeting.

THE CHAIRMAN: Would someone like to make that motion?

MR. PHILIPS: I'll make the motion.

THE CHAIRMAN: Is there a second?

MR. HEPPEL: I'll second it.

THE CHAIRMAN: Been moved and seconded. Any discussion?

MR. PHILIPS: I'm sorry. She only attended a couple meetings, but she and a woman over here -- I apologize -- she said that she's got a problem because she can't get out of work early enough to get here for 7 o'clock. I don't know whether or not that might create a little bit of an issue with attendance.

THE CHAIRMAN: Yeah. Did we get that kind of feedback?

MS. TEGEDER: It was just from Miss Shikar that kind of had a comment, but she also said if everyone agreed that she would have been okay with --

MR. SACHS: She would work around her schedule? Okay.

MR. PHILIPS: Just so it's acknowledged. That's all.

THE CHAIRMAN: Yeah, I mean, I think it's -- it would be difficult for me but workable, but I think it's better for everyone.

MR. SACHS: Listen, we used to start at 8. We started at 8.

THE CHAIRMAN: I remember though back in those days, a lot of -- far more members, active members of East Brunswick community commuted to New York.

MR. SACHS: That's right.

THE CHAIRMAN: So all the meetings started later. Okay, so it's been moved and seconded, and let's call the roll.

MS. PAN: Can I just ask one.

THE CHAIRMAN: Sure, of course, Mary.

MS. PAN: So moving it from 7:30 to 7 o'clock, would it change, you know, what you said in the beginning, that the meeting would end -- you would not accept any new business after 10. Would that stay the same?

THE CHAIRMAN: All of that is really at the discretion of the chair. I mean, oftentimes we go past those.

MS. PAN: Okay. I wasn't here when this was discussed.

MR. SACHS: Not to scare you, years

ago --

THE CHAIRMAN: Three o'clock.

MR. SACHS: We were here until 2, 2:30.

MS. PAN: I've heard about the late meetings.

MR. SACHS: This was classic late meetings.

THE CHAIRMAN: Three o'clock.

MR. SACHS: Charlie was here.

MS. PAN: Is there coffee served?

MR. SACHS: Charlie may be the only one. Three of us.

THE CHAIRMAN: Yeah, I remember. Do you remember the application?

MR. SACHS: I believe --

THE CHAIRMAN: Well, there's a resolution.

MR. SACHS: All I know is Rich Walling was involved. Was it Tamarack Hollow maybe?

THE CHAIRMAN: Was it that or was -- down in Monroe we had that --

MR. SACHS: All I know is it was forever, and I looked around at one point in time, half the board was asleep. People were like this.

THE CHAIRMAN: But anyway, I think it's a good idea. So did we call the roll yet? Call the roll, please.

MS. TEGEDER: Mrs. Pan.

MS. PAN: Yes.

MS. TEGEDER: Mr. Neary.

MR. NEARY: Yes.

MS. TEGEDER: Mr. Philips.

MR. PHILIPS: Yes.

MS. TEGEDER: Mr. McEvoy.

MR. McEVOY: Yes.

MS. TEGEDER: Mr. Heppel.

MR. HEPPEL: Yes.

MS. TEGEDER: Chairman Taylor.

THE CHAIRMAN: Yes. So let's -- we'll have the resolution next time?

MR. SACHS: At the next meeting.

THE CHAIRMAN: And we have to renotece? Don't we have to like notice again?

MR. SACHS: We'll have to put an ad in the newspaper.

THE CHAIRMAN: Newspaper reflects the correct --

MR. PHILIPS: Because the first sentence is about in the Home News Tribune, filed with the township clerk and all that, and that has the time,

so that's going to have to --

THE CHAIRMAN: So the seven people who still get the Home News Tribune. I guess, you know, it's interesting. I read an interesting -- I'm sorry. Any other business to come before us this evening?

MR. NEARY: Make a motion to adjourn.

THE CHAIRMAN: Out of here.

MR. HEPPEL: When is the next meeting?

THE CHAIRMAN: When is the next meeting?

MS. TEGEDER: April 26.

THE CHAIRMAN: April 26.

MR. SACHS: What were you going to say?

THE CHAIRMAN: That there, you know, the legislature every session -- and Adam knows this -- they try to end the public notice requirement. They've had legislators say, well, this is really just, you know, a way to kind of give a grant to our little local newspapers because they're all going out of business.