

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
PLANNING BOARD

May 27, 2020

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

ABSENT:

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

Laurence Reiss

ALSO PRESENT:

Lawrence B. Sachs, Esquire
Loren Morace, Secretary
Keith Kipp, Director of Planning and Engineering
Gregory Potkulski, Engineer
Colleen McGurk, Planner

MINUTES

May 13, 2020 - Motion to adopt by Mr. Philips,
second by Ms. Sullivan. Mr. Taylor abstained.
Minutes adopted.

NEW BUSINESS

Application #20-06 - Advocare Mid-Jersey Pediatrics,
LLC - Change of use from childcare to medical/office
and slight expansion and improvement of parking lot,
located at 610 Cranbury Road, block 322.10, lot
21.02, in the OP-1 zone. Mandatory date July 3,
2020. Taxes paid to date. Motion to approve by Mr.

Bravman, second by Mr. Heppel. Application approved.

THE CHAIRMAN: -- using the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19. As part of the township's ongoing efforts to slow the rate of transmission and avoid overwhelming our treatment centers, the dial-in information and the agenda have been posted on the township web site and are posted on EBTV for members of the public. Members of the public can call in with the number -- with the number provided if they have questions, any questions for planning board members, but I will remind you, please do not dial in until the public portion is announced. You will then have 3 minutes to speak. Should you have any further comments or questions, the planning board and the engineering office is always available by e-mail and telephone for further questions or more in-depth answers. Each member of the public shall have only one opportunity to speak during the public portion. Once again, I remind you, please do not begin dialing in until the public portion is announced, and on behalf of the township and the planning board, I thank for in advance for your patience as we implement this new technology to continue to move the township forward during this health emergency. On behalf of the entire planning board, I certainly hope that you and all your family are safe and sound.

With that, those who are able to join me, please let's please recite the pledge of allegiance.

(Flag salute)

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

MS. MORACE: Mr. Schmidt.

MR. SCHMIDT: Here.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Here.

MS. MORACE: Mr. Philips. Steve, unmute yourself.

MR. CRISCUOLO: Are you going to try to get back on?

MR. PHILIPS: Okay.

MS. SULLIVAN: He was on.

MS. MORACE: He's here. Mr. Reiss. Mr.

Criscuolo.

MR. CRISCUOLO: Mr. Reiss got taken off. He's trying to get back on right now, but he is here. I got him on the phone.

MS. MORACE: Okay.

MR. CRISCUOLO: He's trying to get back on.

MS. MORACE: Councilwoman Sullivan.

MS. SULLIVAN: Here.

MS. MORACE: Mr. Heppel.

MR. HEPPEL: Here.

MS. MORACE: Mr. Bravman.

MR. BRAVMAN: Here.

MS. MORACE: Mayor Cohen. He has his -- and Chairman Taylor.

MS. MCGURK: He's muted.

THE CHAIRMAN: Here.

MS. MORACE: Chairman Taylor.

THE CHAIRMAN: Here. I'm sorry. Did you hear me, Loren? Here?

MS. MORACE: I did.

THE CHAIRMAN: Got you. And just before we begin, Larry Bravman -- Larry, I want to thank you for chairing -- filling in at the last meeting. It was the love of my life, Florence's, birthday, and if I had been at that meeting, I'd still be sleeping outside, so thank you, Larry.

MR. BRAVMAN: Well, then you did the right thing, Shawn. I had the best teacher over the last 17 years, so even in your absence, you were there.

THE CHAIRMAN: Thank you. The first item of business is the approval of the minutes of May 13, 2020, which we received in our packets, and I remind you that we approve minutes by a voice vote. So what is the board's pleasure with the minutes of May 13, 2020?

MR. PHILIPS: I'll move them.

MS. SULLIVAN: I'll second it.

THE CHAIRMAN: Moved and seconded. Any comments or questions or -- seeing none, all those in favor of the minutes as -- approval of the minutes as submitted, signify by saying aye. (Unanimous ayes) Any opposed? And I will abstain since I wasn't here. The minutes are approved as submitted.

Moving on to new business, we have application number 20-06, Advocare Mid-Jersey Pediatrics, LLC. Mr. Himelman, I believe you are here on that application?

MR. HIMELMAN: Yes, Mr. Chairman, thank you for that. David Himelman for the applicant --

THE CHAIRMAN: Before we begin --

MR. HIMELMAN: Can everyone hear?

THE CHAIRMAN: Just before we begin, David, Mr. Sachs, do we have jurisdiction to hear this application?

MR. SACHS: Yes, thank you, Mr. Chairman. I have reviewed the affidavit of publication and proof of service, and the board does have jurisdiction for the application this evening.

MR. HIMELMAN: Thank you, Mr. Sachs.

THE CHAIRMAN: Please proceed, David.

MR. HIMELMAN: Thank you, Chairman Taylor. Chairman Taylor, I just also want to thank you and the board members and staff for allowing this proceeding by, you know, virtual, and we do appreciate everyone cooperating and making this happen, and the applicant wanted me to make that statement to you particularly, Mr. Chairman, because we know that these are not -- these are difficult circumstances, but we do have some time pressures on this matter, and we do appreciate that very much.

So with that, I will say that, as you know, the applicant tonight is Advocare Mid-Jersey Pediatrics, LLC. We are seeking -- Mr. Chairman, we're seeking site plan modification and bulk C variance approval. Presently, the applicant is under contract to buy the property --

THE CHAIRMAN: I'm sorry, David. David, can you hold on one second. I would just want to remind my fellow board members, if you're not speaking, please mute your microphone because we get --

MR. REISS: Shawn, I raised my hand. It's -- I don't know if I -- I don't see my video.

THE CHAIRMAN: Yeah, I don't see your -- I don't have everyone on my --

MR. KIPP: Larry, we see that you're here.

MR. SACHS: That's all right. As long as you can hear us, Larry. And you know what, Shawn, let me just mention again to the board members. I think at this point everybody should be muted with the exception of the chairman and myself and Keith and Loren, and certainly, when it comes time for board questioning, then we could then -- Keith I guess can unmute everybody because I think it's going to result in some background noise if you're not muted.

MR. REISS: I don't have the ability to

unmute. I think Keith has to do it. It's not letting me mute or unmute.

MR. SACHS: Keith, can you mute him? Unmute yourself first.

MR. KIPP: Yeah, he's muted.

MR. SACHS: Okay. Good. So let's make sure all board members are muted, all witnesses are muted until Mr. Himelman's done, and then when he wants to bring on a witness, we can unmute that individual. It will probably make it a little bit easier for this transcription to occur. Okay. Thanks.

MR. HIMELMAN: Thank you, Mr. Sachs. As I -- Mr. Chairman, as I indicated, so the applicant is right now under contract to purchase the property, which for the record is designated as block 322.10, lot 21.02 and is located at 610 Cranbury Road. The applicant is looking to relocate its existing medical practice, which is currently in East Brunswick, to this property, which as I'm sure the board and staff appreciates, has been vacant for quite some time. The property was previously operated as a childcare facility, and that business terminated and vacated the building some time ago.

The property -- the building in question is approximately 10,331 square feet, and the applicant proposes to renovate the existing building for medical office, which they will occupy approximately 8,000 square feet, and the balance will be for a commercial tenant, most likely consistent with their medical use, which will be approximately, you know, over 2,000 square feet.

The variance that we're seeking tonight in addition to the site plan modification is a C-2 bulk variance, and that, as you know, is because of the required parking requirements, by ordinance to be 52 spaces, and the applicant proposes 51, although, Mr. Chairman, I'm sure you recall that in the staff report there's a suggestion to eliminate one of those spaces, and we'll talk about that as we proceed.

THE CHAIRMAN: Yeah.

MR. HIMELMAN: At present, the property only has 40 spaces, so that's why obviously we need to come in for the parking variance.

There also are bulk C variance relief for preexisting nonconformity relating to the minimum front yard setback for parking, which is required by ordinance to be 60 feet under the OP-1 zoning, and the existing setback is 19.17 feet, and

the applicant proposes a setback of 16.44 feet.

There's also a variance, Mr. Chairman, for preexisting nonconformity relating to the maximum lot coverage, which is required by ordinance to be 65 percent under the OP-1 zone standard, and the existing lot coverage is 70.50 percent, and the applicant propose is 60.40 percent.

Mr. Chairman, I have two witnesses tonight. One is a Dr. Boram Sung, who is a partner and principal of Advocare Mid-Jersey Pediatrics, and she's just going to testify giving an overview of the practice and the operational issues. And then, of course, I have Marc Leber, who is our civil engineer and professional planner, who will testify on the engineering aspects of the application, the proposed improvements, and also testify on the justification for the variances that we're seeking.

So with that, Mr. Chairman, if you or the board members or staff don't have any further questions, we can proceed.

THE CHAIRMAN: Sure. Who would you like to bring up first, David?

MR. HIMELMAN: Okay, I would like to bring up Dr. Sung, who I see on the video screen.

THE CHAIRMAN: Okay. I don't. So let me -- I see Dr. Sung. Before I swear the doctor in, let me just say that I appreciate your comments about us, you know, continuing to move forward during these difficult times. Mayor Cohen has given this charge to all his chairpeople and all his board members that East Brunswick remains open for business during these difficult times and wanted to make sure that things like planning board, you know, push forward, make sure that our business community knew that we were doing everything to accommodate them, and I always listen to the mayor, so when he said that, I said even though the camera puts 10 pounds on, not 10 I can afford, we decided to push forward.

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

DR. SUNG: Yes.

MR. HIMELMAN: Good evening, Doctor -- I'm sorry.

THE CHAIRMAN: I just wanted to hear a little bit of your CV, not that you have to be qualified. I'm just curious. So tell us a bit about yourself and your business, please.

DR. SUNG: Sure. I'm one of the

partners at Advocare Mid-Jersey Pediatrics. Our practice actually under the name of Mid-Jersey Pediatrics are -- we're in our 45th year in East Brunswick. Our founding members are Dr. Goldman, Dr. Sweberg, Dr. Sand, which I believe many of you I heard are actually familiar with.

My personal CV, I went to medical school in Brooklyn at SUNY Downstate. I trained locally as (inaudible) who are presently here at the meeting, Dr. Cederbaum and Dr. Booker at Robert Wood Johnson University Hospital, and also where Dr. Cederbaum and Booker trained, and we kind of all joined together and have been practicing at Mid-Jersey for some time now.

THE CHAIRMAN: Wonderful. Terrific. David, I turn it back to you.

MR. HIMELMAN: Okay, thank you. Thank you, Chairman Taylor.

Dr. Sung, I know you've indicated that you're a principal of the applicant, and I just want to -- let's just go through some factual information so the board is aware of your position. So you are a member of the -- of Advocare Mid-Jersey Pediatrics, LLC, the applicant for this application; is that correct?

DR. SUNG: Yes.

MR. HIMELMAN: Okay. And you indicated that the physicians are -- that are now with Mid-Jersey Pediatrics were part of Dr. Goodman's practice, which I guess started what, in 1974?

DR. SUNG: Yes Dr. Goldman, Dr. Sweberg, Dr. Sand, yup.

MR. HIMELMAN: All right. Now, you also set up I guess an entity that's going to own the real estate, and that's JBK Group, and you are also a member of that entity; is that correct?

DR. SUNG: Yes.

MR. HIMELMAN: Okay. Will Advocare, the applicant, occupy the property after you close title with the current owner?

DR. SUNG: Yes.

MR. HIMELMAN: Okay. Now, just so the board appreciates, is it your understanding that closing of title under the terms of the contract with the seller is subject to obtaining these zoning approvals?

DR. SUNG: Yes, it's actually a contingency in our contract.

MR. HIMELMAN: Okay, great, and as I indicated and just if you can confirm, so will

Advocare be utilizing a portion of the building, and if so, could you describe that for us.

DR. SUNG: Sure. So as you said, David, our practice plans to use about 8,000 square feet of the building for our needs, and our plan is to have a tenant for the remaining about 2,000, and our current plans is to seek out a tenant that will be compatible to our practice, so will be likely of the medical use and again compatible to our pediatric practice.

MR. HIMELMAN: Very good. And what are your intended hours of operation for the medical practice during the week and on weekends?

DR. SUNG: Sure. So Mondays through Thursdays we generally operate from 8 a.m. to about 8 p.m. Fridays we close a little bit earlier, so from 8 to about 5. We are open every day of the year, including Saturdays and Sundays we are available from about 8 a.m. to typically 12:30 or so.

MR. HIMELMAN: Great. Okay. And what will approximately the number of employees that you'll have during peak shifts?

DR. SUNG: So at peak hours, about 20 employees at the maximum.

MR. HIMELMAN: And that includes the doctor, correct?

DR. SUNG: Yes, that's everyone, the providers including the staff.

MR. HIMELMAN: Okay. Now, with regard to the patients, how many patients are typically booked, you know, either for every half hour or hour?

DR. SUNG: So we book at 15-minute intervals, so for an hour would be four patients, and at a maximum in our East Brunswick practice, we have four providers at a maximum on a day.

MR. HIMELMAN: Okay, and so patients are booked basically for every 15 minutes, correct?

DR. SUNG: Right, so I mean, so for the hour, if it's four providers, that would be 16 patients. Generally how we run, though, even if, you know, say we run 15 minutes, 20 minutes, kind of behind on a patient, the way we operate, then we would probably have about two patients kind of in rooms being attended to or being seen and possibly one other in the waiting room kind of prepping up. So for four providers, if you need a number, would be probably about 12, you know, in the hour within the building being seen or kind of waiting to be

seen.

MR. HIMELMAN: Fine. So from an operational standpoint -- obviously, Mr. Leber is going to testify on the engineering aspect, but from an operational standpoint, are you comfortable with the proposed number of parking spaces that we're showing and that will accommodate your, you know, the ability to see patients and making sure that everybody can park safely and be in and out in timely fashion?

DR. SUNG: Yes.

MR. HIMELMAN: Okay. Now, you know from our application and site plan that the applicant is proposing improvements to the property. Can you just kind of briefly go over those.

DR. SUNG: Sure. So we definitely, of course, want to make the parking lot, you know, be able to serve our patients. We're going to make the improvements so it's, you know, it's a safe lot. I know that landscaping is being new. I know new lighting was proposed to make it a safe lot. And then overall, of course, we want to renovate the building to serve our medical practice.

MR. HIMELMAN: Very good. Okay, Dr. Sung, is there anything else you want to add, or are you comfortable that we covered all the bases?

DR. SUNG: No, I'm pretty comfortable. Nice meeting everyone.

MR. HIMELMAN: Okay. Chairman Taylor, I don't have any further questions, but you or the board and staff might. Thank you.

THE CHAIRMAN: Sure. Thank you, Doctor. I know a couple of our members have questions. Councilwoman Sullivan, I see your hand up.

MR. HIMELMAN: I think she has to unmute.

MR. SACHS: Sharon, you need to unmute yourself. There you go.

MR. HIMELMAN: Now do it again. There you go.

MS. SULLIVAN: Okay. I wanted to know if you're planning on putting a charging station in.

THE CHAIRMAN: We're getting to that later on.

MS. SULLIVAN: Oh, okay. I'm sorry.

THE CHAIRMAN: -- recommendations. Okay. Any further questions? Anybody -- because I -- anyone else?

MR. SACHS: Shawn, I have a question, but I'll let the board go first.

THE CHAIRMAN: Sure, Larry.

MR. SACHS: Okay. I just have a question. Dr. Sung, your present location, I guess are you still over at Brunswick Woods?

DR. SUNG: Yeah.

MR. SACHS: All right. I'm very familiar with your practice. My children were all patients there at one time or another.

DR. SUNG: Oh, great.

MR. SACHS: Now, you have a similar setup there now where you have four doctors on at any given time treating patients?

DR. SUNG: Yes.

MR. SACHS: Okay, and again, so it basically it's 16 patients per hour is what your intention is to do.

DR. SUNG: Right, if we have four doctors.

MR. SACHS: And if I recall -- is there any assigned parking at your location there, or basically you can park anywhere you want in Brunswick Woods; am I correct?

DR. SUNG: Right, at Brunswick Woods there is no assigned parking.

MR. SACHS: Okay. All right. That's the only question I have. Thank you.

THE CHAIRMAN: Any further questions? I can't see everyone so -- okay. I don't see or hear any. Thank you, Doctor. And David, I'll kick it back to you.

DR. SUNG: Thank you.

MR. HIMELMAN: Thank you, Chairman Taylor. Chairman Taylor, I guess our next witness would be Mr. Leber, who I see in the center screen.

THE CHAIRMAN: I do.

MR. HIMELMAN: Mr. Chairman, we would have to have Mr. Leber sworn in and qualified, so I --

THE CHAIRMAN: Okay. I will do that. Marc, please raise your right hand.

MR. HIMELMAN: Marc, you have to unmute. There you go.

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

MR. LEBER: Yes, I do.

THE CHAIRMAN: Okay. Just tell us your name, spell your last name, and give us a bit of your CV, although not too much because you've been before us many, many times.

MR. LEBER: Marc with a C. Last name is

Leber, L-e-b-e-r. I graduated with a bachelor of science in civil engineering from Drexel University, and I presently am a partner in the firm East Point Engineering. Our offices are in Marlboro. I'm a town resident, and I'm actually a former patient of Dr. Goldman's.

THE CHAIRMAN: That's funny. You left out the most important part, though. Where did you graduate high school, Marc?

MR. LEBER: East Brunswick, class of '94.

THE CHAIRMAN: There you go. We're happy to accept you as an expert.

MR. LEBER: I should've worn my hat tonight.

MR. SACHS: Yeah, right.

MR. HIMELMAN: Mr. Chairman, thank you. I think -- Mr. Chairman, do you hear background noise?

MR. SACHS: Someone's phone's ringing.

MR. HIMELMAN: Is he unmuted now? Oh. Mr. Leber, good evening. So it's my understanding that under your direction that you prepared a site plan modification, which was submitted as part of this application; is that correct?

MR. LEBER: Yes.

MR. HIMELMAN: And I believe that was revised as of through April 17, 2020, but you can correct me if I'm wrong on that.

MR. LEBER: No, that's correct.

MR. HIMELMAN: What I would like you to do, if you would, I know you -- we have provided some exhibits to the staff, and I know that they were previously, you know, logged in, and I think, Loren, we have those available, but what I would like you to do, Marc, is if you could begin the presentation of the application, going through -- I know you have certain exhibits. You've got photographs. You obviously are going to refer to the site plan modification of various sheets, and if you would describe the applicant's proposal, the improvements, and then we can go through some of the comments and the recommendations at the appropriate time. So I will turn it over to you, Mr. Leber.

MR. LEBER: All right. I'm going to do a screen share where we're going to go to some photos that were taken of the property in April.

MR. HIMELMAN: Okay.

MR. LEBER: All right. Does that come through?

MR. HIMELMAN: Yes.

MR. SACHS: Yes.

MS. SULLIVAN: Yes.

MR. LEBER: All right, so the property is at 610 Cranbury Road. It's block 322.10. It's lot 21.02. And it's situated on the northbound side of the road. It's just between the Chelsea and the post office. The lot is about 60,900 square feet, and it's zoned as OP-1.

Now, in 1994, there was an application approved by the planning board to construct a daycare center under the name of KinderCare. The building was completed sometime in '95, and I believe that they were open until 2017, so at this point, the building has been vacant about 3 years.

There's 40 parking stalls on the site, and if you look in the first photo, I took this in the front of the building. They had a couple of areas in the building that were striped out for school van parking, which was reserved, and we wouldn't need those spots anymore, so we were going to restripe all the stalls in front of the building, and we're going to add an additional six sparking stalls, to bring the total up to 52. Now, if you look to the extreme right of this photo, you see this parking stall next to the trash area. We were going through the engineering letter, which we'll get to in a little bit, in that perhaps this stall should be removed to avoid conflicts with the gate swinging into a car and things like that, so if we were to eliminate the last parking stall, we'd actually have 50 stalls total, and 52 is required, so we would be short by two stalls.

MR. SACHS: Mr. Leber, I'm going to mark this -- I know you have a series it looks like of eight photographs?

MR. LEBER: Yes.

MR. SACHS: So let's mark it as A-1, which is a series of eight photographs, and when you refer to the photographs, just refer to which page number it is. So the first one you referred to is page 1. Now I assume you're on page 2 of A-1, right?

MR. LEBER: Correct.

MR. SACHS: All right. Thank you.

THE CHAIRMAN: Thank you, Larry. I was just going to ask you that.

MR. SACHS: No problem.

MR. LEBER: This is a close-up of the front of the building. You'll see in the background

the Chelsea. Part of the improvements are we're going to remove this ramp in the front, which is noncompliant with current ADA, and we're going to create new conforming ADA access to the building. We're going to provide additional handicapped parking stalls, and you'll see there's an area -- I don't know if my pointer comes through on the screen, but to the left of that ramp, there's a set of curb --

MR. HIMELMAN: No, it's coming through.

MR. LEBER: Okay. So areas like that that are settled and broken we're going to replace, and that goes for the sidewalk along the front of the property and throughout.

I'm going to go to the third page. This is a view from the entrance. You'll see the post office on the right. Just, you know, showing the general conditions of the property.

On page 4, I'm looking towards Cranbury Road, and you'll see there's a stretch of yellow curb with some shrubs. That's actually the area that we're proposing to construct the six additional parking stalls, and once that's completed, it will be really a mirror image of the opposite side of the parking lot.

I'm going to move down to the next page. Again, this is just an overall view showing the condition of the parking lot. There are, you know, unfortunately a lot of cracks. The lot, you know, just about being over 20 years old is pretty much it's showing its age, so as part of the proposal? Once all the interior construction is complete and all the workers are off the site, we're going to mill and resurface the entire parking lot and then restripe it.

MR. SACHS: That was page 5, Mr. Leber?

MR. LEBER: Yeah, the current one is page 5.

MR. SACHS: Thank you.

MR. LEBER: I'm going to go to page 6. This is the sign that the daycare center used to have. We're going to keep the sign structure, but the artwork's going to be different, so there's no changes to the actual sign, itself.

THE CHAIRMAN: That sign meets code, right? There is no -- that sign has no variances.

MR. LEBER: Actually, there was a comment in the review letter. The sign's 50 square feet, which exceeds the maximum size of 24 square feet, and, you know, it's an existing nonconformity,

but we're not (inaudible) to change it.

THE CHAIRMAN: Okay.

MR. LEBER: Now, you'll see in the background there's a sidewalk along Cranbury Road. There's a couple areas of that sidewalk which are in disrepair. They're going to be replaced. And then where the sidewalk crosses the entrance drive, we're going to construct new ADA curb ramps to comply with current standards.

There is one restriction on the access to the property, and when you're exiting, you're not allowed to make a left turn onto Cranbury Road, similar to the (inaudible) and that restriction would remain.

Now I'm going to go on to page 6 -- I'm sorry -- page 7, and this is a photo of the existing playground equipment. Again, you know, the playground was built to a different standard. Much of this equipment is outdated, and frankly, as a medical office, there's really no need for any of this equipment, so in the immediate phase of construction, all this equipment would be removed on the property, and these interior fences, which are 4 feet high, would come down. The perimeter fence in the back, which is 6 feet high, would remain. The entire playground, which is about 7,200 square feet, is all concrete. It's extremely expensive to remove all this concrete so that's why we were going to request some I guess leeway to maybe have the concrete removed within 1 year of occupancy. We investigated even underneath these rubber play mats is all concrete, and underneath these planters is all concrete.

I'm going to go to the last photo, which is just looking in the other direction. Again, same situation, the rubber play mats have the concrete underneath. And removing all of the concrete, we're able to bring the site under the lot coverage limitation. Presently, they're around 70 percent covered, so you're allowed 65 in the zone, and we would bring it down to 60.4 percent. Now --

MR. SACHS: Mr. Leber, so that entire area then would be green space at some point?

MR. LEBER: Correct. The only thing that would remain is that fence in the background.

MR. SACHS: All right.

MR. LEBER: I'm just going to switch to a coloring, which is drawing 3 of the plans that were submitted.

MR. SACHS: Let's mark this as A-2.

MR. LEBER: Okay.

MR. HIMELMAN: Thank you.

MR. SACHS: Just for the record, A-2 is a colorized rendering of the site plan?

MR. LEBER: Yes. This is drawing sheet 3 of 6. So what I did here is I outlined the building in red, and the parking lot, the existing areas that are paved I have in a light gray, and the area the six new parking stalls I put in a dark gray.

So David mentioned a variance before regarding the parking setback. Right now on the property, the parking when you measure from this point on the left side of the driveway to the lot line is about 19.7 feet. Now, by adding the six stalls on the south side, measuring to the lot line, this setback here in this corner becomes 16.44 feet, so that in a sense exacerbates an existing nonconformity, which we would need relief from. I actually think it's totally imperceptible. We're trying to screen this using some landscaping and shrubs, but one of the unique things about the property is really how far the right-of-way line is from actual the curb on Cranbury Road. So I don't think there's any detriment to granting that relief for the six parking stalls. I think there's more of a positive benefit to add the parking stalls than any detriment from any perception that these stalls are encroaching into this right-of-way.

I wanted to talk about the parking variance, itself. Again, there's 40 stalls on the property, and we're proposing to increase it to 51, but if we eliminate the one by the dumpster, that brings it to 50. So I looked at the operations of the office, and I have a little calculation here. If all 20 doctors and staff, which is on the peak shift, were present and they each took their own cars, that would obviously be 20 cars. For four doctors working on the peak shift, if they're seeing four patients per hour, in 1 hour they're seeing 16 patients. So even if you had an entire hour's worth of patients in the building or in exam rooms or in the waiting room, that's another 16 cars, and the 20 doctors brings it to 36, which still leaves comfortably 14 spaces for the other use. So I felt that in my opinion that that was an adequate number of parking spaces for this use.

There was a comment a few minutes ago about an electric charging station. I am familiar with the ordinance. I didn't feel that this type of

use warranted that. Frankly, most of the public comes here and they're not present for any lengthy period of time, and we also don't really want to attract in any way that this property should be a public charging location for either someone driving down Cranbury Road or living in town. You know, obviously, it is a public use, but it really is a private property, and we're a little hesitant to install that, you know, where people could come and use it off hours. So we would request the relief from providing the charging stations.

Are there any questions at this point?

THE CHAIRMAN: Marc, I saw in the report that the additional square footage sounds like it would be used maybe by a single practitioner, but do you -- we do contemplate a medical use for that?

MR. LEBER: Well, one of the prospective uses that I had heard about -- I don't know, you know, there's no guarantee -- was maybe like a child psychologist use, but again, I can't guarantee. I can only say that when you look at the overall parking requirement for the building, which is one space per 200 square feet, you know, we're deficient by two spaces.

THE CHAIRMAN: Yeah, I just -- I'm generally very pleased with the application. I always love to see a building that's been vacant for a while spruced up a bit and put to good use. I am a little concerned about the charging stations, however. I'm generally pretty pro charging stations, and, you know, I guarantee a couple of those docs are going to be driving Teslas, but -- so I have some concern. I want to hear what my fellow board members think and what staff thinks, but like I said, I'm very happy with the application, but that one -- that -- you asking for that relief concerns me a bit, but I'll let you continue with your presentation if there's anything else.

MR. LEBER: All right. Well, the only thing I want to go into was the staff report dated May 20.

THE CHAIRMAN: Sure, and the recommendations, okay.

MR. LEBER: So go to page 3, which is --

THE CHAIRMAN: Recommendations start about a quarter of the way down page 3.

MR. LEBER: So the first comment is something we had touched upon, which is the reduction in lot coverage. That actually brings it into conformity, so I think that's a positive of the

application.

Item B about the car charger we're obviously going to come back to.

THE CHAIRMAN: Sure. Just one second. Larry, Larry Sachs, you want to take Marc through the recommendations?

MR. SACHS: Sure, I can do that, Mr. Chairman.

Marc, I think you covered 7A. We'll come back to B. Letter C deals with some repairs to an existing manhole and also the inlet of the parking lot and pavement reconstruction. I'm assuming that's acceptable.

MR. LEBER: Yes, it is.

MR. SACHS: All right, and letter D, drainage inlet system within the entrance driveway adjacent to Cranbury Road shall be repaired or reconstructed.

MR. LEBER: Yes.

MR. SACHS: Okay, you'll agree to that. E, cracking throughout the parking lot shall be repaired prior to a complete parking lot overlay and restriping. I'm assuming that's acceptable, right?

MR. LEBER: It is, yes.

MR. SACHS: F, all raised sidewalk slabs, both on site as well as along the Cranbury Road frontage, shall be removed and replaced to eliminate the tripping hazard. I believe you already testified that that would happen, correct?

MR. LEBER: Yes.

MR. SACHS: All right. G, the most southerly parking space located along the building and adjacent to the dumpster enclosure shall be eliminated and modified to include a curbed island, which will protect the end parking stall from the dumpster enclosure activity. This modification will decrease the available parking to 50 where 52 is required by ordinance. I guess, Mr. Leber, you're in agreement with that. And, Greg, I guess from a safety standpoint, that makes more sense?

MR. POTKULSKI: Yeah, that area is only like not 10 feet wide, and somebody is -- either the truck's going to hit a car or something is going to happen. It's best to protect that and lose that one space. You know, based upon the parking that's left over, you know, they're using 36 spaces. If you look at the 2,300 square feet of the building that isn't rented out yet, that would require by ordinance only 12 spaces, so I think they have sufficient parking.

MR. SACHS: Okay. Fine. Okay. H, dumpster enclosure gates need to be preplaced with new wood gates fastened to a reinforced steel frame.

MR. LEBER: Yes, that's acceptable.

MR. SACHS: Okay. L, the lighting throughout the parking lot shall be upgraded to LED fixtures. The applicant's engineer shall demonstrate that the new LED lighting provides sufficient coverage that complies with township standards.

MR. LEBER: Yes, that's fine.

MR. SACHS: Okay. J, the depressed curb ramp limits on the site layout shall be modified to reflect the appropriate field condition. All ADA ramps must comply with current ADA standards.

MR. LEBER: Yes.

MR. SACHS: All existing -- K, all existing play equipment and interior fencing shall be removed prior to a certificate of occupancy. All existing concrete/play surfaces shall be removed and replaced with topsoil/lawn area no later than 1 year from the certificate of occupancy date.

MR. LEBER: Yes, that's acceptable.

MR. SACHS: And that was your request.

MR. LEBER: Yes.

MR. SACHS: And L, Traffic Safety recommends signage prohibiting left turns out of the complex onto Cranbury Road. You'll comply with --

MR. LEBER: Yes. I actually spoke with Sgt. DeSantis this week and just I guess reiterated the fact that the sign is going to stay, although it is faded, so I told him we're going to replace it with a fresh sign.

MR. SACHS: Okay, and there's a few memos, one from our code enforcement officer, dealing with property maintenance. I'm assuming that you'll comply with all of that.

MR. LEBER: Yes, we will.

MR. SACHS: All right. Tax report is fine. There were no comments from the construction official. There is a memorandum dated May 19, 2020, from Mr. Losik, Public Works and Water and Sewer Utility, and I'm assuming you'll comply with all of those recommendations.

MR. LEBER: That's correct.

MR. SACHS: And finally from the police department, I'm assuming you'll comply with that, and that's actually reiterating no left turns out of the complex.

MR. LEBER: Yes.

MR. SACHS: Okay. I have one question, Mr. Chairman, just of Mr. Leber. Since you haven't identified another tenant -- and actually, Mr. Himelman, maybe I'll throw it to you and also maybe for Greg's input -- you know, perhaps there can be a condition here that whatever other tenant is going to go into that spot is going to have to be subject to a tenancy review by our staff just to determine if there's going to be a parking issue, and, Greg and Keith, I guess is that something we can agree to?

MR. POTKULSKI: Yeah, that's normally done anyway. We'll take a look at, you know, what they're proposing, and if we have any concerns with it and the applicant still wants to push forward, we'll require them to come back to the board.

MR. SACHS: Okay, so we'll put that in as a condition then.

MR. HIMELMAN: Mr. Sachs, no issue there because the applicant -- the tenant would have to file, you know, either a zoning permit, or if they file for construction plans, engineering and zoning and planning would have to sign off on it.

MR. SACHS: Right. Okay.

MS. MCGURK: And if it's an office use like they're suggesting, they would only be required to have a total of -- well, based on what the applicant's saying, the staff and the patient use, 36, plus the required 12, the 8,000 -- I mean 2,331-square-foot office would need 48, and they're going to have 50.

MR. SACHS: Right. Okay. That's fine.

MR. HIMELMAN: Thank you.

MR. SACHS: Okay. That's all I've got, Mr. Chairman.

THE CHAIRMAN: Thank you, Mr. Sachs and (inaudible) and thank you, Marc.

MR. LEBER: Thank you.

THE CHAIRMAN: Mr. Himelman --

MS. MCGURK: I can also add, if the board is going to request the electric car charging stations and the applicant is requesting to phase in in a year and remove the impervious coverage in the back, maybe if that's a cost prohibitive thing right now, to require the charging stations in the year with the phase of the impervious coverage.

THE CHAIRMAN: All right. Thank you very much, Colleen.

MR. SACHS: Thanks, Colleen.

THE CHAIRMAN: Let me just kind of get a

sense from my fellow board members if you have any questions, and I'd also like your opinion on the charging stations, and I just would say to the public, we'll probably start the public portion in about 5 minutes, so if you're interested, you can call in at 732-390-6777, and if you call within 10 minutes -- again, give us about 5 minutes or so, and then you call in at 732-390-6777, and I would like to hear what my fellow board members have to say about any questions about this application, and I would particularly like your feedback on electric charging station. Anyone?

MR. BRAVMAN: Shawn.

THE CHAIRMAN: Yes, Larry Bravman.

MR. BRAVMAN: Two questions. Mr. Leber, when you did your historical review of the site, the six spaces that you're now proposing that were not parking stalls before, did you come across anything to show why those were not in any way designated for parking previously?

THE WITNESS: No. In fact, I went to the planning office and I got the old site plan that was done by Nelson Engineering, and it didn't show anything in particular there as to why that was avoided other than the fact that they felt they met the parking requirement for a daycare center.

MR. BRAVMAN: Right. It just seems weird looking at it that even if it met the requirements that they still wouldn't stripe it and provide stalls and leave it as a vacant, you know, area like that, so I was just curious if you came across anything.

And then I guess the second question I have --

MS. MCGURK: Might have been the impervious coverage that they were exceeding.

MR. LEBER: Well, that's another interesting thing that I found out is when I looked at their plan, they had claimed that they were at maybe like 64.9 percent coverage where 65 was allowed, but then when we had the property resurveyed this year, you know, I ran the new numbers, and they're actually about 5 percent over, so I -- you know, it could have been a combination of they didn't want to add any more parking because they felt that they would need a lot coverage variance, but I really don't know the answer.

MR. BRAVMAN: Okay, no, fair enough, and I don't see on the -- I'm looking at sheet 3 of 6, but on the other ones, as well -- the aisle width,

it's still sufficient with the parking I'm assuming. It sort of mirrors the lot -- the seven stalls to the north?

MR. LEBER: Correct.

MR. BRAVMAN: So the lot width around the whole site, the counterclockwise travel, the width of the aisles is sufficient.

MR. LEBER: Yeah. I can switch back to that if you want.

MR. BRAVMAN: Go ahead. I'm sorry.

MR. LEBER: So the way it was designed is we took the aisle width first, and then wherever the aisle edge would land, then we would start to measure the 18-foot depth for the parking stall.

MR. BRAVMAN: Okay. And I guess, Chairman, just to answer your question, I would either want to hear more testimony as to why they would prefer not to have the charging stations. I believe that if the ordinance requires it, and as drafted, I don't believe council gave any exceptions to particular properties or in this case a medical facility to not have a charging station or the two charging stations as required. So based on what's been presented so far, I would still maintain that we should have two spots designated with charging stations.

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

MR. HEPPEL: I would tend to make an exception in this case regarding the charging stations, and my reasoning is that -- and you kid about the doctors with the Teslas, but you're talking that -- they're the only ones. Everybody else would be there for a very short period of time, and although I know once you start making exceptions, that can -- that doesn't always work out so well, but I feel in this case it would be warranted to seriously consider.

THE CHAIRMAN: Okay. We lost you there, Charlie. Got the gist of what you were saying.

MR. HEPPEL: Yeah, I'm sorry, Shawn. I'm not sure where I was when I got cut off. I'll go through it again.

THE CHAIRMAN: You were talking about the amount of time a visitor to the site would be there --

MR. HEPPEL: Right.

THE CHAIRMAN: -- and not -- so wouldn't be there a sufficient time to charge or the need there wouldn't be there.

MR. HEPPEL: Right, and so -- right. In essence, basically, you would be accommodating a handful of doctors by making them have it there. Again, I'm not a fan of just, you know, making exceptions willy-nilly, so to speak, because I know what will happen down the road, but in this case, I feel it's worth seriously considering giving them the exception that they're (inaudible). Thank you.

THE CHAIRMAN: Thank you. Any other members? If I can't see your -- Mayor.

MAYOR COHEN: So I think that we have spent -- first of all, I think this is a great application. We like to -- we're actually very proud of the fact that Cranbury Road has been dubbed a doctors' row. Of course, that comes from someone who is a doctor, himself, and has an office on Cranbury Road, but I do think that it enhances the township and is an inherently good use of that facility, and so I'm thrilled to have that purpose being used.

But my opinion on the charging stations hasn't changed. We made a commitment as a township a while ago to this whole idea of sustainable New Jersey and the fact that the state needs to move in a direction that is more sustainable. The governor is making a point. Of course, this all got sidetracked, sidelined when COVID took place, but the reality is that one of the big initiatives in order to get electric cars being used more frequently is that there be more charging stations available in general. That's a problem, not that there's not the technology for electric cars, and that they -- and the cost of them have come down, and there's a lot more on the road and a lot more people than doctors that are using them. So it could be the nurse who's got an electric vehicle who needs to have her parked car parked because she's there all day or maybe needs to be there on the weekend and didn't have time for the car to charge at home. So there's many, many reasons for it, and part of our grading on Sustainable New Jersey is our commitment to this project, so if we start handing out exceptions to every single person that applies, because you can come up with a great reason why they shouldn't have one, then you've defeated the entire purpose of the point of trying to go more towards electric vehicles. So I personally would not want that relief here and frankly to most projects going forward unless they can demonstrate some harmful reason why they (inaudible). I can agree to the

idea that it could be done after the big construction work is done in the back. It is expensive. You're digging up lines. Maybe it's easier to do all the digging at one time. I kind of get all that. But I would be very much against removing that electric charging stations that we've worked so hard to put in our ordinance.

MR. CRISCUOLO: Shawn.

THE CHAIRMAN: Yes.

MR. CRISCUOLO: I agree that the charging stations have to go in, and -- but I don't know if it's easy to do them later on. While you're ripping up the sidewalk and the concrete to make the connections for the ADA ramps and the broken sidewalk that's over there, that's the time to run the electric to the pad, and that's the time to, you know -- you might as well just do it. We just did a couple at the township, you know, and a lot of work is site work to get the required voltage and everything out to the site, and more and more cars are headed in that direction. You know, the Chevy Volt is out now. Ford Escapes are supposedly going to be some coming out in the near future. And these are cars that everybody uses. It's not just the Teslas. I don't want the misnomer that it's just going to be that. The other thing is, you know, a lot of people are moving towards things that are plug-ins and utilize -- I mean, I've been doing a lot of walking over the last 2 months. You'd be surprised. Most people in my development when they get a new lawn mower are buying battery operated lawn mowers. I never thought it would be powerful enough, but they're great. You never have to go buy gas. You never have to change the park plugs. You never have that issue. So I think the time to put it in because of the infrastructure is there and there's a lot of cracked sidewalks.

My question is, maybe to Mr. Potkulski, is the area in which there's -- I saw there's manhole covers and stuff there that is concrete now. Is that being replaced with macadam, or is it going to be replaced once again with concrete?

MR. POTKULSKI: I'm not sure whether the applicant is proposing to overlay that area or -- because that concrete slab's probably at least 6 inches thick.

MR. CRISCUOLO: Yeah, it needs is to care, so I don't know if it's easier for them just to take it out and redo it. The only other thing is I'd like to see -- I know they got the big

playground in the back, and they're going to make it a little bit more green, but it would be nice to have a little bit more landscaping in the front to make it a little bit more attractive. Now, when we talk -- when we talked with Planet Fitness when they were coming in, we talked about making it, you know, the circle a little bit prettier. I think along that roadway, it would be nice if it was a little bit better. We go from the Chateau and everything, and then we're down to the post office that has nothing, but it would be nice to have, you know, some greenage there, some flowers, some nicer trees, and so on, nothing that's huge, but, you know, flowering pears or something along those lines, and they don't have to start out big, but I think it would be nice to get that Cranbury a little bit -- give it a little bit more love and make it look a little nicer. That's all. But I'm definitely for the charging stations.

MR. SACHS: I'm sorry, Mr. Chairman, just a question for Mr. Himelman and Mr. Leber --

THE CHAIRMAN: Sure.

MR. SACHS: -- just following up on Mr. Criscuolo's comment about the landscaping. Could you provide maybe a spruced up -- no pun intended -- landscaping plan.

MR. HIMELMAN: I think the applicant would be amenable to that. We can provide some plans to Greg and Keith and Colleen to look at.

MR. SACHS: All right. Fine.

MR. CRISCUOLO: My three kids spent a lot of time in your office years ago, so.

MR. HIMELMAN: Mr. Chairman, if I -- oh, sorry.

THE CHAIRMAN: Any other board members have a question or want to express their opinion on the charging stations. Councilwoman Sullivan.

MS. SULLIVAN: I have to agree that there needs to be a charging station. We did vote on that ordinance, and we did not make any different ones. It was straight across. If you had that many people and you're having that kind of new construction and those parking spots, you had to have one, so I have to be agreed that we have a charging station. I'm willing to wait possibly the year if that's cost efficient, but not necessarily do we have to wait the year.

THE CHAIRMAN: And it would be two charging stations, Councilwoman.

MS. SULLIVAN: Yes, I'm sorry. I'm

sorry.

THE CHAIRMAN: That's okay. Mr. Philips, did I see your hand up, or were you just going, oy, this meeting.

MS. MORACE: Unmute yourself, Steve. Steve you're still muted.

MR. SACHS: There you go.

MR. PHILIPS: Hello.

THE CHAIRMAN: I thought I saw your hand up, Steve.

MR. PHILIPS: Shawn, the thing is is that we have been moving towards the charging stations, and we don't know what the future is going to have, so the idea that it's going to expand use is much more likely than they're going to go away, and that's one of the things that we would also emphasize, having charging stations, so I would be in favor of the charging stations, also.

THE CHAIRMAN: Thank you, Steve.

MR. PHILIPS: I have one question.

THE CHAIRMAN: Any other board member of any --

MR. PHILIPS: Shawn.

THE CHAIRMAN: Oh, sure.

MR. PHILIPS: The departure is going to be a right turn only.

MR. LEBER: Right.

MR. PHILIPS: Are they going to have an arrow on the ground and the sign for no left turn, or -- what are they going to do as far as making it absolutely certain that it's visible about limitations on not making a left?

MR. LEBER: Right now there's mounted under the stop sign there is, you know, the left arrow with the cross-out through it. We were just going to replace that sign.

MR. PHILIPS: I'll leave it to the board, but I like the idea of the arrow on the ground, also, as you're coming up to that spot, to that decision point.

MR. LEBER: We can paint the arrow on the ground.

MR. HIMELMAN: That's fine.

THE CHAIRMAN: Thank you.

MR. PHILIPS: Thank you.

THE CHAIRMAN: And thank you, Steve.

Any other board members? Okay. I don't see any. So what I'd like to do now -- are there any members of the public that have called in, Loren?

MS. MORACE: The phone lines are open.

It hasn't rung yet.

THE CHAIRMAN: Okay. All right. So then let me close the public session.

MS. MORACE: Should we give them a minute because there is a little bit of a delay?

MR. SACHS: Shawn, give them a minute just to make sure.

THE CHAIRMAN: We can -- yeah, sure, we can give them another 5 minutes.

So, Mr. Himelman, I think that you've kind of heard the board's sense on the charging stations, that we want them.

MR. HIMELMAN: Yes.

THE CHAIRMAN: I would leave it up to the applicant whether they want to do it now, as Mr. Criscuolo thinks is wise, or do it by the time the concrete and the green space is replaced in the back. My sense is I would leave that entirely up to the applicant.

And are there any other staff or board comments?

MR. SACHS: Mr. Chairman, with respect to the charging stations, Mr. Leber, I think you're going to have to locate them on the plan, you know, subject to the review and approval of our professional staff.

MR. LEBER: Yes.

MR. SACHS: Okay.

MR. HIMELMAN: Mr. Chairman, if I could just -- the applicant obviously heard the concerns and expressed by you and the other board members. There was no -- certainly no disrespect intended with regard to compliance with the ordinance. I think the thought process was that given the shifts of the employees that, you know, although there may be, you know, 7- or 8-hour shifts, it didn't lend itself to having folks charge their cars over an extended period of time, and I think the applicant was concerned from an operational standpoint about individuals going to the property and charging overnight and not being able to supervise that, but we understand the board's concerns. We hear you. So we will make -- Mr. Leber will make the -- will provide a revised plan for the staff to review on that.

MR. SACHS: Thank you.

MR. HIMELMAN: As Mr. Sachs indicated.

THE CHAIRMAN: My only feeling --

MR. CRISCUOLO: Couldn't they just do no parking after 10 p.m. or something?

MR. SACHS: Well, you know what, I guess they could pose some signage, you know, restricting the hours of use of those charging stations, and, in fact, from a liability standpoint, that might be the wise thing to do.

MR. HIMELMAN: Correct.

MR. PHILIPS: Can't they be put on a timer?

THE CHAIRMAN: Can't they turn them off?

MR. PHILIPS: Yeah, put them on a timer.

MR. HIMELMAN: I believe you can.

MR. CRISCUOLO: There are units that can be timed, but I think signage is -- somebody might still come and, you know, a sign that says charging between 8 a.m. and, you know, 8 p.m. or whatever.

MR. SACHS: Yeah. I think that's a good idea.

THE CHAIRMAN: Okay. Great.

MR. HIMELMAN: Thank you.

MS. MORACE: Chairman Taylor, there have been no calls.

THE CHAIRMAN: No calls? No more calls? No calls?

MS. MORACE: No.

THE CHAIRMAN: Then I do declare the public portion closed. Any final staff questions for the applicant? Is that a no, Keith?

MS. MCGURK: I don't have anything.

MR. SACHS: I have nothing.

MR. KIPP: Shawn, I would just add that as far as the electric charging stations, typically to operate them you hire a service that advertises, you know, that you have charging stations, and you can certainly control the hours through that service.

MR. HIMELMAN: Very good.

THE CHAIRMAN: Okay. Good. So no final staff questions for the applicant?

MR. SACHS: No.

THE CHAIRMAN: No final board questions for the applicant? Then what's the board's pleasure with this application?

MR. BRAVMAN: I'd be happy to move its approval.

THE CHAIRMAN: Thank you, Mr. Bravman. Do we have a second?

MR. HEPPEL: I'll second it.

THE CHAIRMAN: Okay. It's been moved and seconded. Final questions or comments? Hearing none, seeing none, Loren, please call the roll.

MS. MORACE: And if everybody can unmute themselves as I call. Mr. Schmidt.

MR. SCHMIDT: Yes.

MS. MORACE: Mr. Hashmi.

MR. HASHMI: Yes.

MS. MORACE: Mr. Philips.

MR. PHILIPS: Yes.

MS. MORACE: Mr. Criscuolo.

MR. CRISCUOLO: Yes, and I'd like to thank the doctor keeping our town healthy.

MS. MORACE: Councilwoman Sullivan.

MS. SULLIVAN: Yes.

MS. MORACE: Mr. Heppel.

MR. HEPPEL: Yes.

MS. MORACE: Mr. Bravman.

MR. BRAVMAN: Yes.

MS. MORACE: Mayor Cohen.

MAYOR COHEN: Yes.

MS. MORACE: And Chairman Taylor.

THE CHAIRMAN: Yes. This application is approved. Thank you, Doctor. Thank you, Marc. Thank you, David.

MR. HIMELMAN: Thank you.

THE CHAIRMAN: Appreciate your -- I appreciate you, you know, living under these difficult circumstances with us. You're good East Brunswick folks all.

MR. HIMELMAN: Thank you, Mr. Chairman.

THE CHAIRMAN: And does anyone else have anything to say to the board before we seek to adjourn? One second. Loren, when is our next meeting? Do we know?

MS. MORACE: Yes, June 10.

THE CHAIRMAN: I assume we'll still be doing it via remotely?

MS. MORACE: Yes.

THE CHAIRMAN: I just want to thank my fellow board members, and I want to thank the staff, who's been doing yeoman work, not only for preparing for these meetings but for the town in general under these circumstances. And please stay safe, everyone, and we'll all see each other in June. Motion to adjourn.

MS. MCGURK: Thank you. Good night, everybody.

MS. SULLIVAN: Good night.

THE CHAIRMAN: And we -- okay. Good night, all.