

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
PLANNING BOARD

May 31, 2023

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

Charles Heppel, Chairman
Brad Cohen, Mayor
Muhammad Hashmi
Kevin McEvoy
Joseph Criscuolo
Laurence Reiss
Steve Philips
Adam Neary
Mary Pan
Ziad Burghli - Student Rep.

ABSENT:

Shawn Taylor
Erum Shakir

ALSO PRESENT:

Lawrence B. Sachs, Esquire
Jessica Tegeder - Secretary
Keith Kipp - Director of Planning/Engineering
Louis Ploskonka
Malvika Apte

RESOLUTIONS

Application #23-03 - George Murray - Proposal of a three-lot minor subdivision for the landlocked parcel located adjacent to South Brook Drive in Milltown Borough, block 317.14, lot 20, in the R-P zone. Motion to adopt resolution by Mr. McEvoy, second by Mr. Hashmi. Resolution adopted.

Application #23-07 - GSA Properties, LLC - Proposal of a minor site plan modification to remove the hours of operation limits from the previous resolution (application #14-21) located at 14 Kennedy Boulevard, block 17, lot 18.26, in the P-I zone. Motion to adopt by Mr. Criscuolo second by

Mr. McEvoy. Resolution adopted.

PRESENTATION

Presentation by Keith Kipp of a capital plan to develop a new ice rink facility, which will include two sheets of ice, administration offices, locker rooms, restrooms, party room flex space, and concessions located at 110 Tices Lane. Motion to refer to Township Council by Mr. Criscuolo, second by Mr. Reiss. Motion approved.

NEW BUSINESS

Application #23-10 - Philadelphia Sign Company - Proposal of a minor site plan approval with bulk variance to install and maintain an illuminated sign consisting of channel letters (woodmark only) on the building facade of Tower 2 at a height of greater than 50 feet and at reduced adjustable brightness between the hours of 10 p.m. and 7 a.m., located at Tower Center Boulevard, block 2.02, lot 2.21, in the H-1 zone. Mandatory date June 16, 2023. Taxes due in the amount of \$4,595.56 for block 2.02, lot 2.21 as of May 31, 2023. Motion to approve by Mr. Reiss, second by Mr. Hashmi. Application approved with conditions.

ADJOURNMENT

Motion to adjourn by Mr. Heppel. Meeting adjourned at 8:28 p.m.

THE CHAIRMAN: Good evening, everyone. This is the May 31, 2023, East Brunswick Planning Board meeting. In accordance with the Open Public Meeting Law, on December 15, 2022, notice of this meeting and the starting time, date, and location was sent to the Home News Tribune, filed with the township clerk, and posted on the bulletin board in the lobby of the municipal building. A copy of this notice will be incorporated in the minutes of this meeting.

The chair reserves the right to call any application in an order different from that

appearing on the agenda. On each application, the chair will give the public an opportunity to comment.

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

The doors outside the courtroom are the exits to be used in the case of emergency.

Please all rise for the pledge of allegiance.

(Flag salute)

THE CHAIRMAN: Jessica, would you please do the roll call.

MS. TEGEDER: Ziad Burghli.

MR. BURGHLI: Here.

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. REISS: Here.

MS. TEGEDER: Mr. Criscuolo.

MR. CRISCUOLO: Here.

MS. TEGEDER: Mr. McEvoy.

MR. McEVOY: Here.

MS. TEGEDER: Mr. Hashmi.

MR. HASHMI: Here.

MS. TEGEDER: Mayor Cohen.

MAYOR COHEN: Here.

MS. TEGEDER: Mr. Taylor. Chairman Heppel.

THE CHAIRMAN: Here.

First matter are minutes. We're going to pass by the minutes and the resolutions for right now. Our attorney, Mr. Sachs, will be back shortly. And we're going to go right to the presentation to do with the hockey rink with Keith. You're going to do that presentation for us?

MR. KIPP: Yes. Let me get the projector going. Say thank you for having me, but I would be here anyway. This is a presentation for the East Brunswick ice arena taking place at the Legacy Place development area. I'm just going to go over a brief history.

The first item of business was the redevelopment agency created a redevelopment plan for this area, the property located at 110 Tices, the former location of a bakery, and the

redevelopment agency negotiated what would happen on this site, and they also did some great things for the town as far as getting improvements out to the roadway, and they also negotiated a 7-and-a-half-acre lot in the rear of the property, which in this drawing, to the right is north, to the left is south, and this is the 7-and-a-half-acre tract that was donated by the developer, given to the township for future recreational use. On top of that dedication of the 7 and a half acres, the developer committed to \$1.5 million in site work to go along with that recreational use.

In July of 2021, this board heard this application and approved it, and that plan is known as Legacy Place, and right now, if you go out to the site, this road, this is the Renee Road extension off of Tices Lane, is pretty much built, and mixed use phase 1 and the residential apartments phase 3 are close to being completed, and the site work in here, which is the pool and the clubhouse, and they're working on this park, but this is the first area they're looking to get CO's, which they're not that far away from.

With that being said, the mayor looked at what we could use for this recreational area. He took some polls, and it turned out that an ice rink would be beneficial to the town. So we moved forward with placing an ice rink, sitting -- figuring out how we can orient it on that site along with the marking and all the associated utilities.

So again, just one more time to reiterate, this is the Renee Road traffic signal on Tices Lane. This will be known as the Renee Road extension, which will come straight through, trucks and vehicle two-way traffic. This is a roundabout, which on this angle goes directly into the Legacy Place site, and opposite will be our driveway directly for the ice arena.

Okay, so with that, my department, the planning and engineering department, under the guidance of professional engineer Greg Potkulski, came up with the site design for this that shows the parking lot layout, and again, here's that roundabout. Now, this is oriented different. Up on this sheet is north, and directly down is south. So again, you'd come around the roundabout, enter in. There's a drop-off area in front of the proposed building. You can either park or go right back out and eventually get to Route 18.

So this is the footprint we came up

with. CME Associates designed NJDEP compliant storm sewer system that we would have to utilize for the roof drainage and all of the vehicle areas. There's actually two systems. This one is strictly for roof area, and there's another system underground under the parking lot right here for storm sewer. This design also has the water mains coming into the site and eventually to the building, as well as the sanitary sewer, and the roof leaders contribute to the storm drainage area.

Due to the topography, there's retaining walls around three sides of the site. Against -- this is against the Lowe's parking lot there's retaining wall, and there's a retaining wall here keeping us away from a wetlands area.

So after we decided that we wanted to go with a rink, we decided the most efficient use of this would be to have two rinks to host tournaments, so it's a two-rink design. A design contract was awarded to DMR Associates, and the mayor created what we refer to as the East Brunswick Ice Arena Committee, which was a group of residents who had interest in it, and they turned out to be an excellent group, had a lot of really key input, because we had a schematic plan again just how fit this onto the site, but none of the real programming had been completed yet. The ice -- East Brunswick Ice Arena Committee was key in that, and I want to thank a couple people, in particularly from the Parks Department, Mike Reissner and his team, including John Roche and Ryan Murphy, and there's too many people to mention to thank for the hockey committee, but some of the main input was from Paul and Dan Losik, Paul being the director of the Woodbridge ice hockey program, and Dan Losik, our DPW director. I also want to thank Mike Lorczak and Steve Worby, who had a lot of great input and really had influence in this fine-tuned schematic design.

So with that said, this is the floor plan of what we agreed to. Again, this is a different orientation. Down on this drawing is to the north. So the drop-off area is on this side in a parking lot to the north, and these are the two NHL size rinks, which are basically 200 feet by 85, and that is typical for an NHL sized arena, and what we anticipate is having, in addition to recreation programs, we anticipate having tournament play. So with that, we included two dedicated team lockers, which would basically be for whatever the permanent team, which could be the East Brunswick High School,

someone who would be there more often, they would get the team lockers. Then there's eight public lockers for when there is tournament play, teams are coming in and out and using either side of the ice. We have plenty of room to accommodate all those teams. We have two dedicated girls locker rooms because, you know, I see there's a lot of girls hockey, and we hope it takes off, and we want to make sure that they have areas dedicated to them, as well. There's also two referee areas, which based on the input we got, not only from all the hockey committee, but from Paul Losik, you wanted to keep them as far away from the players and the public as we could. So they're in the corners, the referee areas, so they can in the worst-case scenario be escorted out the back.

We've also included in this floor plan, there is a party room that's roughly 1,100 square feet, and that party room, which is right here, can be partitioned into two if necessary. There's also -- I'm sorry -- this is the main entrance coming in. There's a reception area to your right where there can be ticketing, and we'll show you a rendering of that later. As you keep proceeding through, this is an area with benches where the public when there's open skates can change, put their skates on, and we anticipate using rink 2 for that. Rink 1 on the northern side is our main where we -- it's the main rink and where we would hope the high profile games would be, and again, this is where our local team, whoever is in the team locker room, be it the high school, that would be their home ice.

Additionally, we have -- as you can see, since this lower rink is our main ice, we have viewing areas. This whole wall to the back of that is glass, and people can sit back here and be separated by glass, not have to deal with the temperatures from the ice, and have some prime time, and they can get concessions and enjoy that while they're viewing the games.

We also included on top of the party rooms, we have a multipurpose room, which has a high ceiling, like a 16-foot-high ceiling, which can be utilized for many different purposes. We're envisioning either warmup areas for hockey players or some kind of training area, and we're not limited to what can use that for, and there's still a lot of utility built into that.

As you can see, we have plenty of bathrooms for the public areas. In addition to

this, this looking at the first floor of the venue, the committee decided that while we have all this open space in the center that we should utilize that and put a second floor on top of it, which on top of giving additional viewing area, we could also utilize that to potentially rent out that space to someone, like a physical therapist, or we could have some type of training up there, but we have it right now designed -- and I'll go to the second floor plan. This as you can see is the area I'm talking about. There's an elevator that brings you up. There's stairwells on either side for fire code, two bathrooms up there, and right now, this is a large open area that is 5,200 square feet, and we're designing it to be partitioned into three separate areas of about 1,700 square feet with one that we want to make sure that we hold onto for storage and the other two are for flex use and potential rental income.

And again, with the second floor for ADA accessibility, we have to have an elevator to make sure everyone can get to it, and there is viewing, a 10-foot-wide viewing area on either -- for either arena that is protected by a railing. So there's elevated viewing for the -- for both, and then there's the glass addition for the main rink.

So this is a rendering. This is that -- this is the north side of the building. This would be Renee Road behind where everyone's walking from. This would be the drop-off area in the main entrance, the parking lot area, the EB logo. This again is the north face of the building. This is the rear face, which would be facing back towards Lowe's. This is a fire access road and also a road for the Zamboni can get in and out, Zamboni being a ice finishing machine.

And this is a view coming in the main entrance. This area -- the wide open floor is for multiple uses. When we have events, we can have queuing with portable partitions, you know, done in a zigzag pattern so that we can queue people if they're coming in, or if not, you know, we can go right to the rentals, rent your skates for open skate. To the left would be TV's that show what events are coming up, who's playing what games, what training is going on.

This -- we call this the ice feature because light can go through this, but we didn't want as you came right into the building to look at an elevator or stairs that lead upstairs. And this

is to the left you can see this is the glass wall that actually looks -- overlooks rink 1. You can see it's elevated, and it's climate control separate from the rink. Concessions would be a hard left over here against this wall, and we are designing that for a full kitchen, the concession area.

And this is a view from upstairs. Again, here's that wall, the glass wall overlooking -- this is rink 1. You can see the 10-foot-wide area. They projected the blue line through so you can see where you are, and the red line. Gives you a sense of where you are in the rink. Overview here. Here you can see the stand area. In rink 1, there's seating for 600 spectators. In rink 2, it's 400 spectators. And there's additional obviously in the enclosed area behind the back. There's additional seating and up in the mezzanine areas.

And this is an aerial taken March 20 of this year. Just I wanted to show everyone the progress on the site. You can see the -- and again, north is up on this drawing. This is the hockey rink under construction. You can see the underground storage system designed by Lou is getting installed. This is the Renee Road extension. It's base paved right now. That's almost done. You can see the buildings coming up. Actually, right now they're paving this area. They're really far ahead. I just wanted to give everyone a feel for where they are on the site.

And that's all I have. I can report that we're looking to have final design documents by the end of next week and full construction cost estimates by early next week, and we do need to review the final bid documents just to make -- to fine-tune everything, and then we'll be bid ready for this project.

THE CHAIRMAN: When do you project that will be in use?

MR. KIPP: The hockey rink? Depending if we bid it within the next month or so, we would like to be under construction for the fall, and we're estimating a year and a half construction time, although if there's any type of material delays, that could be 2 years.

THE CHAIRMAN: Any board questions? Anybody from the public like to speak? No? Okay. Close the public portion.

We don't vote on this.

MR. SACHS: Well, actually, no, we will vote on it. Let's -- because it's a capital

improvement project, so I think an appropriate motion would be to support this capital improvement project and refer it back to -- I guess to the -- back to the council.

MR. McEVOY: Council. Gets referred back to the council.

MR. SACHS: Back to the council.

MR. McEVOY: Council makes the final decision.

MR. SACHS: Exactly. So we -- as long as the planning board has supported it, that would be the -- it would be referred back.

MR. CRISCUOLO: Make a motion to support it.

MR. REISS: I'll second it.

THE CHAIRMAN: Jessica, you want to vote.

MS. TEGEDER: Mrs. Pan.

MS. PAN: Yes.

MS. TEGEDER: Mr. Neary.

MR. NEARY: Yes.

MS. TEGEDER: Mr. Philips.

MR. PHILIPS: Yes.

MS. TEGEDER: Mr. Reiss.

MR. REISS: Yes.

MS. TEGEDER: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. TEGEDER: Mr. McEvoy. Mr. Hashmi.

MR. HASHMI: Yes.

MR. McEVOY: I didn't respond. Mr. Sachs, I'm sorry, do I have to abstain?

MR. SACHS: No, no, no, that's fine. You can vote on it. That's fine.

MR. McEVOY: Yes.

MS. TEGEDER: Mr. Hashmi.

MR. HASHMI: Yes.

MS. TEGEDER: Mayor Cohen.

MAYOR COHEN: Yes.

MS. TEGEDER: Chairman Mr. Heppel.

THE CHAIRMAN: Yes. Thank you.

Okay, now we're going to go back.

MR. SACHS: If you want, Mr. Chairman, if you want to -- I apologize for being a few minutes late. I left my files at home. But if you want to -- in fairness, if you want to let the next applicant go forward, we can do that. We can do the resolutions at the end.

THE CHAIRMAN: That's fine. Okay. Okay, under new business, we have application number 23-10, Philadelphia Sign Company. It's a proposal

for minor site plan approval with bulk variance to install and maintain an illuminated sign consisting of channel letters, woodmark only, on the face and building's facade of Tower 2 at a height of greater than 50 feet and reduce adjusted brightness between the hours of 10 p.m. and 7 a.m. Located at the Tower Center Boulevard, block 2.02, lot 2.21, in the H-1 zone. The mandatory date on that was June -- is June 16 of '23. And it does show there are taxes due in the amount of 4,595.56 for that block and lot as of this morning. So normally these are paid before we hear the application. Can the applicant (inaudible) been paid.

MS. CLINTON: So we represent Philadelphia Sign Company, and the owner is made aware that the taxes are open. It could be a condition of approval that they are paid up-to-date for any permits to be issued.

MR. SACHS: Let's put a date by which they're going to get paid.

MS. CLINTON: Sure.

MR. CRISCUOLO: Tomorrow's good.

MS. CLINTON: So the owner had been made aware, and they are taking care of it.

MR. SACHS: I'm sorry?

MS. CLINTON: The owner has been made aware, and they are taking care of it.

MR. SACHS: All right, well, why don't we do this. I know Mr. Criscuolo wants them paid tomorrow, and I support that, but I'll give you some leeway. Let's get them in by Monday.

MR. CRISCUOLO: Interest is good.

MR. SACHS: Okay.

MAYOR COHEN: I don't understand why --

MS. CLINTON: Okay, that's fine.

THE CHAIRMAN: Have a seat.

MS. CLINTON: Thank you.

THE CHAIRMAN: Down here I have representing attorney is Robert. I have a hunch you're not Robert.

MS. CLINTON: I am not Robert. My name is Carly Clinton, and I am an attorney from Schenck, Price, Smith & King, Robert's office.

MR. SACHS: Thank you, Miss Clinton. And let's get those taxes paid early next week.

MS. CLINTON: Sure.

MR. SACHS: All right? Okay. Let the property owner know.

MS. CLINTON: We certainly will.

THE CHAIRMAN: Long history with the

buildings, and I remember many of them going back -- going as far back the late 90's, and this one seems very similar to one we previously had for the other tower, and some things actually are exactly the same. So there's certainly familiarity with it. So if you're ready to call the witness or --

MS. CLINTON: Okay, great. So good evening, Mr. Chairman, members of the board, professionals, and staff. As I mentioned, my name is Carly Clinton. I'm from Schenck, Price, Smith & King. Our office represents Philadelphia Sign Company. Philadelphia Sign was retained by the tenant, Wipro, to coordinate the design, installation, and maintenance of an illuminated sign at the top of Tower 2 within the Tower Center complex located on Tower Center Boulevard. The subject property is identified as block 2.02, lot 2.21, and it's situated in the H-1 zone. The sign is similar to the Withum sign, which is on top of Tower 1, which we came before the board in 2018 and received approvals.

The applicant seeks minor site plan and bulk variance approval to install and maintain an illuminated sign consisting of channel letters, woodmark only, on the building facade of Tower 2 at a height greater than 50 feet and reduced adjustable brightness between the hours of 10 p.m. and 7 a.m. The sign will display the name Wipro.

Bulk variance relief is requested from section 228-246E of the code, which prohibits sign illumination between the hours of 10 p.m. and 7 a.m., and limits the height of an illuminated sign to a maximum of 50 feet. Here the applicant proposes to use the same illumination schedule and the same wireless lighting technology system that's being utilized in Tower 1 for Withum. The proposed illumination schedule will be a hundred percent illuminated until 10 p.m., 60 percent illumination from 10 p.m. to 12 a.m., and 30 percent from 12 a.m. to dawn.

The total area of the sign will be less than 400 feet, and the distance from the grade to the top of the sign is 345 feet.

So at this time, I want to introduce Pat Hoban -- he's the VP of engineering for Philadelphia Signs -- to speak about the design specifications and design load.

So, Mr. Hoban, can you state your name for the board.

MR. HOBAN: Sure. My name is Patrick

Hoban. I work at Philadelphia Sign Company, 707 West Spring Garden Street in Palmyra, New Jersey.

MS. CLINTON: Can you spell your last name for the board.

MR. HOBAN: H-o-b-a-n. Palmyra, New Jersey.

MS. CLINTON: Can you give your level of education and --

THE CHAIRMAN: Let me do my part here.

MR. SACHS: Let's get him sworn in first.

MS. CLINTON: You got it.

THE CHAIRMAN: Okay. Do you swear to tell the truth, the whole truth, and nothing but the truth?

MR. HOBAN: I do.

THE CHAIRMAN: Okay, and can you give us a little bit of -- you're the engineer -- a bit of your CV.

MR. HOBAN: All right. I received my degree in structural engineering from Rutgers University in 1988. I've been with Philadelphia Sign Company for 35 years, and I've been the VP of engineering since 1996. I've done many high-rise signs over throughout the country, this -- similar to the Withum sign, which is on Tower 1 right next to it.

THE CHAIRMAN: We accept you.

MR. HOBAN: Okay. Very good.

MS. CLINTON: Thank you.

MR. HOBAN: Thanks. So to describe the sign a little bit, as was just mentioned, it's similar to the Withum sign on Tower 1. The Wipro sign will be on the northeast elevation, which the purpose of the sign is to be seen from southbound on the New Jersey Turnpike. The letters, themselves, they're 5 feet, 1 and a half inches high, and the spread of the letters are 27 feet, 3 and a half inches. It's under the 400-square-foot mark, and the sign, itself, is designed for the high-rise application. It's designed for 115-mile-an-hour wind loads, similar to the Withum letters, and it's aluminum construction with polycarbonate faces, and they're all designed again for the 115 miles an hour. It's been sealed by a professional engineer, New Jersey sealed professional engineer. And the sign, themselves, will be again controlled with the same system -- it's called the light cloud system -- so we can control the light output as described. Also on the faces for this sign, they're covered

with a dual color film it's called. It's a 3M product. So during the day, the sign will appear blue, but at night it only allows -- it's a perforated material. It only allow 15 percent of that light to get through, so already it's dimmed down pretty much, and then we will have the option to dim that down even more. Because of this, there's no blinding effects on the traffic in the area, as we proved with the Withum. It's pretty much the same setup. It's also with the surrounding areas, it shouldn't be -- for the neighborhood to the north, it shouldn't be an issue for them at all. Again, the Withum faces another neighborhood to the south, and there hasn't been any issues as far as I'm aware of.

And that's pretty much it. There won't be any other site improvements. It's just for -- we'll install the letters similar to the Withum letters. The power supplies will be located behind the curtain wall so they're accessible from the roof. We don't have to go over the side of the building to service those power supplies, which is typically what is serviced on a sign of this nature. And that's pretty much it. If you have any other questions or --

THE CHAIRMAN: Any board questions?

MR. SACHS: Yeah, Mr. Chairman, just so we have the record clear, this light cloud system, I know counsel indicated the percentages, but can you just state them on the record at particular hours.

MR. HOBAN: Okay, so for up to 10 p.m., it would be a hundred percent illumination.

MR. SACHS: Right.

MR. HOBAN: After 10 p.m. we would go down to 60 percent --

MR. SACHS: Right.

MR. HOBAN: -- until 12 a.m., and then after 12 a.m. would be 30 percent to dawn.

MR. SACHS: Okay. Thank you.

MS. CLINTON: Just to make it clear, that's the same schedule as Withum so it's the exact same illumination schedule.

MR. SACHS: And basically testifying it's the same type of technology.

MR. HOBAN: That is correct, yes.

MR. SACHS: Okay.

THE CHAIRMAN: Same thing, just a different place on the building.

MR. HOBAN: Correct.

THE CHAIRMAN: In height, everything.

MS. CLINTON: A smaller sign, though, so under the 400. I think Withum was about 400, so.

THE CHAIRMAN: Very good. Thank you.

MR. HOBAN: You're welcome.

THE CHAIRMAN: Mary.

MS. PAN: I have a question.

(Inaudible) it says that the sign for Wipro (inaudible) is per square footage 897, and the PNC sign is 651 lumens. That means it's brighter, right, the full sign?

MR. HOBAN: It would be brighter only because it lights up at white at night. The PNC I believe is still blue, correct, the PNC?

UNKNOWN SPEAKER: (Inaudible)

THE WITNESS: (Inaudible) okay. So again, yeah, it would mean the Wipro is brighter, more lumens, but we can control that with the light cloud system, so we can dim that down.

MS. PAN: Okay. So now this sign is going to be facing away from East Brunswick because it's right at the northern border. It's going to face across the Raritan River --

MR. HOBAN: Correct.

MS. PAN: -- to New Brunswick.

MR. HOBAN: Yes.

MS. PAN: Is there -- would the residents of New Brunswick be opposed to having this light?

THE CHAIRMAN: Mary, if they are opposed to it, they may very well be here and want to speak later.

Is there anybody in the audience from New Brunswick living in that neighborhood?

MS. CLINTON: State on the record the distance.

MR. HOBAN: The distance was --

MR. KIPP: I have your exhibits if you guys want to reference the exhibits.

MS. CLINTON: Do you want to change.

MR. HOBAN: Sure.

MS. CLINTON: Thank you.

MS. PAN: So this is on Tower 2, correct?

MR. HOBAN: This is Tower 2 on the northeast elevation.

MS. PAN: And it would be right up at the top.

MR. HOBAN: Yes.

MS. PAN: Okay. How high is Tower 2, because this is going to be a sign that's going to

be facing the same direction as the Hilton sign.
The Hilton, how tall is that tower?

MR. HOBAN: So Tower 2 is 24 floors.

MS. PAN: For the Hilton Hotel?

MR. CRISCUOLO: Tower 1 and Tower 2 are
24.

MR. HOBAN: And then for the record, the
distance to the New Brunswick neighborhood is
830 feet.

MAYOR COHEN: Isn't that on the other
side of the building though?

THE CHAIRMAN: And, Mary, to give you a
little bit of comfort with this, we spent a
considerable amount of time when Withum was here,
okay, as we have in the past with other things done
to that building, to make sure that where there were
residents, because we had one across the highway
there was concern in Lawrence Brook one time, and
they're very cooperative, and they've done
everything we said, and I don't know of any
complaints that we have. The questions are good
questions --

MS. PAN: Right.

THE CHAIRMAN: -- but they --

MS. PAN: Because I'm looking at it, and
the Withum sign is facing the opposite direction
Wipro is, and there are no other signs that face
that because all the (inaudible)

THE CHAIRMAN: They're all different
directions, but, right, the same system and
everything, so to do with that there's comfort
knowing that what they said they were going to do,
they did, and -- in the past, and anyway, everything
did work out.

Councilman McEvoy.

MR. McEVOY: Yes, Mr. Hoban -- am I
saying that correctly?

MR. HOBAN: Yes, thank you.

MR. McEVOY: Thank you for your
straightforward presentation. I'm reading from I
think Mr. Kipp's document, department of planning
and engineering, and I'm down on number 6. The
applicant was retained to design and install
illuminated channel letters, parentheses woodwork
only, close parentheses, at the property. What's --
what is a woodwork -- what is a woodmark letter, and
why is there a need for that?

MR. HOBAN: Well, the woodmark is the
logo, correct, the Wipro, but they do not have --
the logo is not going to be on there. Originally,

that was proposed to have the logo on there, but it is just the woodmark itself, Wipro, which is part of their logo. It's the name of the company, but also it's part of their logo, so that's how it's presented on the documents.

MR. McEVOY: Just try to -- hypothetical. Try to address the possibility of maintenance work. Let's say that we go above 150 miles an hour with the wind, which is probably not going to happen, but with regard to maybe maintenance, with regard to the cleaning of the sign or if the portion of the lights go out, who is going to be in charge of the maintenance of this particular sign?

MR. HOBAN: That is part of Wipro's agreement, correct, or is that the landlord that will be doing that?

UNKNOWN SPEAKER: (Inaudible)

MR. HOBAN: It would be Wipro, so Wipro would maintain the sign. The most of the servicing takes -- with the LED's nowadays, the LED's are good for 15, 20 years. So very rarely they have to be serviced. For the cleaning of the face, that would just setting up a small one-man stage, go over the side, clean the face. That could be done every couple of years, depending on whatever schedule we set up with them. And then anything, like, with the power supplies or electrical, that can be all done behind the wall off the roof, itself, so you don't need any special staging for that.

MR. McEVOY: And, Mr. Kipp, you concur with that as an explanation for maintenance of the sign?

MR. KIPP: I do.

MR. McEVOY: Thank you, Mr. Hoban.

MR. HOBAN: You're welcome.

MR. CRISCUOLO: Would you be opposed to dropping down some of the brightness of the sign during the school year, September to around now, because it is going to be going towards our friends in New Brunswick. I'm not saying that make it mandatory, but could it be, you know, up to if we decide to approve that, that if there is problems that they would be willing, not drop it down fully to the 10 o'clock level, but maybe step it down a little bit, because I concur a little bit with the brightness that Mary brought up.

MS. CLINTON: So if you'd like, I do also have somebody else here, Rob Mehmet, and he can describe the illumination a little bit better. If

you'd like, I can introduce him and --

MR. CRISCUOLO: We had that testimony when we had the other sign. I was on the board. I don't know if the rest of you was. Just concerned, you know, we had similar agreement with the installer of that sign that if there was problems across the street in the Lawrence Brook section that they would be willing to work that into their scenario. I'm more concerned, you know, 10 o'clock, school year, you know, somebody has young children over there, they tend to go to bed about 8-ish, and maybe just drop it down a little bit. But I would trust Mr. Kipp's department, you know, to work with you and -- but I would want that in the agreement that it would work with the township possibly dropping down the brightness.

UNKNOWN SPEAKER: I'm sure that won't be an issue.

MR. KIPP: I agree. I remember for the PNC sign when it initially was installed -- and I'm sure the technology has advanced since then, but initially, the PNC sign was really bright, and we got a lot of complaints, but we did work with the owner, and ultimately they toned it down to everyone's satisfaction. So I would like something that we could if we're getting extreme complaints that we could work on toning it down.

MS. CLINTON: That's fine.

MR. SACHS: And just so the record is clear --

MR. CRISCUOLO: Thank you.

MR. SACHS: -- it's not New Brunswick, Mr. Criscuolo. It looks like Edison. Looking at the aerial on the -- if you look at the aerial that Keith's got up there --

MR. PHILIPS: That's New Brunswick.

MR. KIPP: I think it's Rutgers Village, yes.

MR. SACHS: I'm looking at that map, and it shows Raritan River, okay. Yeah, I think it is -- okay, very good. It is New Brunswick.

MAYOR COHEN: You asked about toning it down.

MR. KIPP: That's the Rutgers Village area.

MR. SACHS: It's Rutgers Village, right. It is. That is misleading because that is not the Raritan River.

MR. PHILIPS: I have a question just for clarification. Wipro, has it been in existence or

is in business for a long time? Is it relatively recent? Is it new?

MAYOR COHEN: They just have the whole floor now.

MS. CLINTON: I can give a little bit of background on what the company is. So they're a long-standing tenant in this tower. They're a multinational corporation that provides information technology, consulting and business process services. It's one of the leading big tech companies. Their capabilities range across cloud computing, computer security, digital transformation, artificial intelligence, robotics, data analysis, and other technology consulting services to customers in 167 companies.

MR. PHILIPS: There's a reason for the question, and I was not questioning, you know, the integrity of the company. I'm just wondering because there's been such consolidations among all of these various electronic companies over time until all of them will be owned by Meta or something, but in the meantime, that would mean any time there's a sale that you're going to have to change the sign, and it's okay if it's five-letter company that's taking it over, but if it's a 12-letter company that's taking it over, then I think they're going to have to come back.

MAYOR COHEN: Just for plan information, they recently -- first of all, they're one of the largest Indian IT firms in all of that country, and they recently took the entire floor of one of the floors in Tower 2 and has made it the U.S. base of operations for Wipro. So I just want to make sure that we're clear that it's not somebody who took the first step at coming into a building and now wants a sign on the top of the --

MR. PHILIPS: Fair enough. I just wanted to check where it's going, that's all.

MR. SACHS: We can add that as a condition, Mr. Philips, that if the tenant changes and the lettering changes --

MR. PHILIPS: The ownership changes. That's really more than anything else.

THE CHAIRMAN: Any other board questions?

MR. HASHMI: I have a question. When the application came, they had mobile application to control intensity. How does the intensity control get control of this signage?

MR. SACHS: Why don't we get you sworn

in, sir.

MS. CLINTON: Yeah. So you want to -- we'll have you sworn in.

MR. SACHS: Get you sworn in.

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

MR. MEHMET: Robert Mehmet, M-e-h-m-e-t.

THE CHAIRMAN: And you swear to tell the truth, the whole truth, and nothing but the truth.

MR. MEHMET: I do.

THE CHAIRMAN: A little bit of your CV.

MR. SACHS: Your background.

MR. MEHMET: A little bit of my background. So I'm a national sales executive with Philadelphia Sign. I've been with Philadelphia Sign for about 7 years now. Prior to that, I was in the shop as a fabricator, in the field as a surveyor, so I have a lot of experience within signage, and I was also involved on the Withum project, and I was actually the individual in the field with Steve Gottlieb and doing the infield testing, okay.

MR. MEHMET: I'm sorry. What was your question?

MR. HASHMI: It was how do you control the intensity. I remember during Withum sign they went out in the field and controlled it through a mobile device. How does this get controlled intensity?

MR. MEHMET: Exactly the same technology. So what happens is we have the power supplies on the back side of the curtain wall. Each power supply is connected to a controller. That controller communicates with a gateway, and then that gateway is based off solar communication, and we're able to control that sign just as we did with the Withum sign. Our chief electrical engineer is able to control that sign from his office, from anywhere, computer, cellular communication, and at any point in time we can mitigate any kind of concerns, like as we had mentioned. If he felt the need to do another infield test, we can do that, as well. If he wanted to meet over, you know, in that community and show the levels at hundred, 60, and 30 percent, again, we can do that, as well.

MR. HASHMI: Thank you.

MR. MEHMET: You're welcome.

MAYOR COHEN: You asked about the white light in the -- I was stepped out for a second -- about the ability to control that after the fact if

it looks brighter.

MR. SACHS: That will be a condition, yeah.

Mr. Mehmet, are you done?

MR. MEHMET: Any other questions. I'm done.

THE CHAIRMAN: Any other questions from the board? Thank you, sir.

MR. MEHMET: You're welcome.

MR. SACHS: Counsel, do you have any other witnesses?

MS. CLINTON: No, that's all for tonight.

MR. SACHS: I know you need some variance relief.

MS. CLINTON: Yes.

MR. SACHS: Generally, we would have a planner testify to that, but let's try to get through this without the benefit of a planner.

So you need two variances. One is for the illumination of the signs between the hours of 10 p.m. and 7 a.m., which is not permitted. Obviously, you're looking to -- you're looking for variance relief on that. And then the other one happens to deal with the height.

Obviously, the -- when you received the relief for the Withum sign, I guess the argument can be made that there have not been any complaints with respect to the illumination with that Withum sign. I don't think we've had any complaints from neighbors. So I could recommend to the board that I think in terms of whether or not this poses any negative detriment to the surrounding neighborhood, I don't think that exists.

Mika, if you want to jump in, feel free. In fact, maybe I'll let you jump in. Why don't you do that.

MS. APTE: Couple of things I can add to that is in terms of this would be a bulk variance, a typical bulk variance where we see the positive and the negative criteria. The positive is, again, it is an iconic location for East Brunswick, and you're getting a (inaudible) for that, so that's a positive, you know, image for the Township of East Brunswick.

In terms of negative criteria, it is basically, you know, ordinance -- the township does restrict the illumination of signs beyond certain points, and the reason for that is the impact on neighbors or neighborhoods because of that

illumination. In this case, the applicant is providing you with options as reducing the illumination levels, using LED lighting, which is not, you know, as harmful to the driving by motorist as well as residents, and I believe the applicant has also agreed to condition that they will agree to reduce the illumination and work with township planning department if there were any complaints to be received. So that could be kind of added in the negative criteria of the application.

The other has to do with the height. Again, the height actually in this case works to the advantage to the first criteria because of the height of the sign being at almost 345 feet from the roadway of the neighborhood can kind of (inaudible) the amount of illumination disturbance that it put out.

So, you know, in this case, the positive and the negative has balanced itself, and I would recommend that the board (inaudible)

MR. SACHS: Actually, yes, thank you, Mika.

Miss Clinton, you should be very happy that our planner has supported this project. I will say you should have brought a planner -- not you, whoever was responsible for this application should have had a planner down here, but that's all right. These are de minimus bulk variances, and as long as our planner is satisfied, I'm comfortable with that. Okay.

THE CHAIRMAN: Any other questions?

MR. McEVOY: Furthermore, I like this positive and negative stuff. When I look at the documents that were sent to me -- and we go back to April 18, 2018, that's 5 years ago, and we haven't had any complaints registered, or it would have been spoken about during this session. I think it's fair to say that the applicant fully understands the severity of the potentiality of lighting, which I just don't see as a problem because if there was a problem, we would have heard from the Lawrence Brook section of our community. I definitely feel for the -- what's it -- the Rutgers Village; however, I'm speaking so that I'm on the record saying that I really don't see this as a problem.

Thank you, Mr. Chairman.

THE CHAIRMAN: You're welcome.

When we went over this, I seem to recall we had a good number of residents out. So there was a concern, and I'm glad that it hasn't been a

problem. Works for everybody. We're glad to have a new business like that in town, as well.

Any more board questions at this time?

MR. SACHS: That's fine.

THE CHAIRMAN: Now I'm going to open it up to the public. Anyone from the public like to speak? Okay. I'll close -- that's a positive, by the way. Okay, I'll close the public portion.

MR. SACHS: Mr. Chairman, before we take a vote, let's just go through the staff report. There really aren't any concerns raised here. I think Mika has thankfully covered the planning end of it for the applicant. From an engineering standpoint, Miss Clinton, I assume no other site improvements are proposed or necessitated by the construction of the signage, correct?

MS. CLINTON: No, no other site improvements.

MR. SACHS: All right, and the wearing shall be installed and maintained in accordance with the electrical codes of the Township of East Brunswick.

MS. CLINTON: Yes.

MR. SACHS: And shall be inspected. All right. And you'll obtain a sign permit, and taxes will be paid by next week, which we have discussed. I don't believe you're required any Middlesex County Planning Board approval.

MS. CLINTON: So when we came before the board in 2018, it wasn't required. So we -- yeah.

MR. SACHS: Okay. I don't see how there's any issue with the county. You're not affecting a county road or drainage facilities. Okay. And I guess -- all right, and I guess the last condition would be on page 5, recommended conditions of approval. Any approval by the board shall be conditioned upon the submission of engineers' reports and revised plans in accordance with the above comments.

Okay. I think we're fine, Mr. Chairman.

THE CHAIRMAN: Mr. Reiss.

MR. REISS: Can we make a motion?

THE CHAIRMAN: I was going to ask now. Would anybody -- Mr. Reiss is going to make a motion to approve the application --

MR. HASHMI: I'll second it.

THE CHAIRMAN: -- with the stipulations that were discussed during the meeting. Okay, Mr. Reiss.

MR. HASHMI: I'll second.

THE CHAIRMAN: And Muhammad seconds it.
Okay, please take the roll, Jessica.

MS. TEGEDER: Mrs. Pan.

MS. PAN: Yes.

MS. TEGEDER: Mr. Neary.

MR. NEARY: Yes.

MS. TEGEDER: Mr. Philips.

MR. PHILIPS: Yes.

MS. TEGEDER: Mr. Reiss.

MR. REISS: Yes.

MS. TEGEDER: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. TEGEDER: Mr. McEvoy.

MR. McEVOY: Yes.

MS. TEGEDER: Mr. Hashmi.

MR. HASHMI: Yes.

MS. TEGEDER: Mayor Cohen.

MAYOR COHEN: Yes.

MS. TEGEDER: And Chairman Heppel.

THE CHAIRMAN: Yes. This application is approved. Congratulations. Again, we welcome our new neighbor.

MS. CLINTON: Thank you very much. I appreciate it.

THE CHAIRMAN: As soon as they have a chance to move on, we'll finish up here in just a couple minutes.

MR. SACHS: Did you announce the redevelopment --

MR. PHILIPS: Are we letting him go without his checkbook?

MR. SACHS: So let's state on the record.

THE CHAIRMAN: Okay, Mr. Sachs, would you speak to the minutes of last week.

MR. SACHS: Yeah, so we -- the minutes for May 10 of 2023 do not exist, so we will not vote on them minutes for May 10, 2023.

So then, Mr. Chairman, I guess the last two matters are the two resolutions, the George Murray and the GSA Properties. So I made some changes to both of these resolutions. Let me just indicate what they are, all right, real quickly. Let me just pull it out.

So for GSA Properties, the only changes are -- and I probably should have been a little bit more specific, but the applicant's attorney pointed it out to me that the expansion of the hours of operation only deal with truck deliveries to or shipments from the property. Obviously, they can

operate any -- there's no -- they can operate 24-7 if they want. I don't think they do. I don't think that was their testimony. But I just wanted to add in here for truck deliveries to or shipments from the property, and that would be from 6:30 a.m. to 8 p.m. And I think that's really the only modification to that resolution. So if we want to make a motion on that one, we can --

MS. PAN: I was reading the copy that was sent out earlier this morning for that, and it stated on there the hours to be I guess changed to 6:30 a.m. to 8 p.m.

MR. SACHS: Yes.

MS. PAN: I have it in my notes as 6:30 to 7 p.m.

MR. SACHS: We changed -- I believe that was -- well, part of the problem is we don't have a tape of that meeting, but my recollection was originally there was suggestion at 7. Then it was a suggestion at 7:30, and then I think at the end, the applicant and the attorney said they'd like it until 8 o'clock.

Keith, if your recollection is the same.

MR. KIPP: I thought it was 8 o'clock, as well. And again, I apologize that we don't have verbatim minutes, and I want to compliment Larry on going through all that and doing a great job with the resolution based on that, especially with the Murray one.

MR. SACHS: Yeah, Murray is a different story.

MR. KIPP: But I remember 8 p.m. was the --

MS. PAN: I remember there was a lot of discussion back and forth --

MR. SACHS: Yeah.

MS. PAN: -- and we were taking into consideration his request as well as listening to all the residents who came forward to speak to us. I have it on my notes as 7.

MR. SACHS: No, definitely wasn't 7. I actually -- you know what, I have my file here. Let me just pull it out real quickly. Yeah, these are my notes from --

MS. PAN: Because it was just so much back and forth.

MR. SACHS: I do have my notes, and on my yellow pad I wrote 6:30 to 7, and then I wrote 6:30 to 8 p.m. So I think originally the discussion was 7, and then I believe the applicant said, well, you know, we'd really like to have 8 o'clock because

sometimes we get deliveries at, you know, at that hour.

MR. CRISCUOLO: Mr. Sachs, may I? The day following that, I went out to the site (inaudible) Mr. Kipp and I had had conversation. The applicant was correct that his neighbor was supporting the leaning tower of pallets, put up a fence, and so on. I went down the other road where the people from the community lived, and they were appreciative that we came out, and I know that Keith's team had taken appropriate action against the neighbor that was really the person that was starting some issues (inaudible) kind of walked down the hill. (Inaudible) that went on there. I went there prior to the last meeting, but I didn't go down that road where the gymnastics academy is.

MR. KIPP: I did mention it to Lt. Gordon of traffic safety just that the residents had concerns with trucks. I don't think it was related to the applicant at all, but just to patrol it and make sure that they're not --

MR. CRISCUOLO: I had provided Lt. Gordon with the young lady's e-mail address and telephone number, and I told her to contact me if she didn't hear anything. I'm assuming she got called because I did not get any call. If she does, I will get in touch with (inaudible)

THE CHAIRMAN: Any other board questions or comments? If not, I need a motion to approve the resolution. Anyone want to make a motion for that?

MR. CRISCUOLO: I'll make the motion.

THE CHAIRMAN: Anybody second?

MR. McEVOY: Second.

THE CHAIRMAN: Mayor, thank you. We can do this by -- I guess we should vote.

MR. SACHS: Do a roll call.

THE CHAIRMAN: Do a roll call? Okay.

MS. TEGEDER: Mrs. Pan.

MS. PAN: No.

MS. TEGEDER: Mr. Neary.

MR. NEARY: Yes.

MS. TEGEDER: Mr. Philips.

MR. PHILIPS: I wasn't -- yeah, I abstain. I wasn't here.

MS. TEGEDER: Mr. Reiss.

MR. REISS: Yes.

MS. TEGEDER: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. TEGEDER: Mr. McEvoy.

MR. McEVOY: Yes.

MS. TEGEDER: Mr. Hashmi.

MR. HASHMI: Yes.

MS. TEGEDER: Mayor Cohen.

MAYOR COHEN: Yes.

MS. TEGEDER: And Chairman Heppel.

THE CHAIRMAN: Yes. Resolution is

passed.

Mr. Sachs, we have another resolution. Is that ready?

MR. SACHS: Yeah. Keith, we're okay?

MR. KIPP: Yes. Larry, that was an excellent job going through all that.

MR. SACHS: This was a little tough.

MR. KIPP: There was a lot in there.

MR. SACHS: I had to recreate the wheel based on my notes and my handwriting, but just a couple changes on this one. In paragraph 3, I added some language here, quote -- and this is on page 4, paragraph 3. I added here that Mr. Remsa, who is the planner, also testified that the remaining property located within the Township of East Brunswick, owned by the applicant, will be deed restricted to prevent any future development, i.e. proposed lot 20.01, block 317.04, located in the Township of East Brunswick. After having a discussion with the attorney, he brought to my attention that that was not what Mr. Remsa testified to. Mr. Remsa testified that the deed restriction would apply to the rear yards of the two lots that are being connected to the Milltown lots. So there can't be any further development in those lots. Certainly, if the applicant wants to develop that third parcel in the rear that's in within East Brunswick, he's within his prerogative to do so; however, he's got no frontage.

MR. KIPP: Be very difficult along with wetlands.

MR. SACHS: And that was something I stated on the record. So I'm going to take out that last sentence, which is contradictory, in paragraph 3.

Also, there was a planning variance for the -- for that lot, which is lot 20.02, for lack of road frontage. So that's an additional variance that we need.

And I think other than that, Mr. Chairman, I think we're fine. Oh, one more thing. There was -- and I didn't put this in here. We're going to add this as paragraph 12 on the last page, and I'll read it for the record. The applicant

shall either provide a driveway easement through lot 2, block 106.08, in Milltown for access to proposed lot 20.01, block 317.14, in East Brunswick or demonstrate to the board's professionals that access or an existing right-of-way exists from South Brook Drive to proposed lot 20.01, block 317.14, in East Brunswick, and again, that's consistent with what occurred on the record, but I just didn't have it in the initial resolution.

THE CHAIRMAN: Any board comments or questions on this resolution? Okay. I need a motion to approve it.

MR. McEVOY: So moved.

MR. HASHMI: Second.

MS. TEGEDER: Who second?

THE CHAIRMAN: Muhammad. Jessica, want to call the vote.

MS. TEGEDER: Mrs. Pan.

MS. PAN: Yes.

MS. TEGEDER: Mr. Neary.

MR. NEARY: Yes.

MS. TEGEDER: Mr. Reiss.

MR. REISS: Yes.

MS. TEGEDER: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. TEGEDER: Mr. McEvoy.

MR. McEVOY: Yes.

MS. TEGEDER: Mr. Hashmi.

MR. HASHMI: Yes.

MS. TEGEDER: Mayor Cohen.

MAYOR COHEN: Yes.

MS. TEGEDER: And Chairman Heppel.

THE CHAIRMAN: Yes. Question for you now, Jessica. When is our next meeting?

MS. TEGEDER: Next week, June 7, but we currently don't have anything on the agenda.

MAYOR COHEN: When are we moving the application presentation --

MS. TEGEDER: June 21, end of June.

MR. SACHS: Yeah, so I know it's not on the agenda. Mayor just brought up a point. The Cranbury Road redevelopment will be on for June 21. It was originally scheduled for tonight, but there was an issue with notice, so now it will be on for June 21.

THE CHAIRMAN: Okay, so as of now, there is no meeting next week, which means usually if you don't have anything by now, we're not going to have a meeting.

MS. TEGEDER: Right.

MR. SACHS: No.

THE CHAIRMAN: And then the one after that is the 21st.

MS. TEGEDER: Yes.

THE CHAIRMAN: Okay.

MR. SACHS: Counselor, come on up.

UNKNOWN SPEAKER: My office represents the property owner for Cranbury -- on Cranbury Road. Can you tell us why it was rescheduled.

MR. SACHS: I believe there was an issue with the notice. Am I correct, Jessica?

MS. TEGEDER: Yes.

UNKNOWN SPEAKER: Okay.

MR. SACHS: So I don't think it would -- think the notice would not have -- the notice by the township was not done within enough time, unfortunately.

UNKNOWN SPEAKER: Okay.

MR. SACHS: So that's the only reason. So now it's been carried to June 21.

UNKNOWN SPEAKER: June 21.

THE CHAIRMAN: So June 21.

MR. CRISCUOLO: At 7 p.m.

THE CHAIRMAN: At 7 p.m.

MR. SACHS: 7 p.m. Yes, we're starting at 7 p.m.

THE CHAIRMAN: So June 21, 7 p.m. See everybody then. Meeting adjourned.