

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
PLANNING BOARD

September 27, 2023

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

Charles Heppel, Chairman
Shawn Taylor
Kevin McEvoy
Joseph Criscuolo
Laurence Reiss
Steve Philips
Erum Shakir
Mary Pan
Prashasth Turaga - Student Rep.

ABSENT:

Brad Cohen, Mayor
Muhammad Hashmi
Adam Neary

ALSO PRESENT:

Lawrence B. Sachs, Esquire
Jessica Tegeder - Secretary
Keith Kipp - Director of Planning/Engineering
Louis Ploskonka - Engineer
Kevin Chen - Engineer

MINUTES

September 13, 2023 - Motion to approve by Mr. Reiss,
second by Mr. Philips. Minutes approved.

RESOLUTIONS

Application #23-11 - Joanna Court Realty, LLC -
Proposal of a one-story 113,570-square-foot addition
to an existing one-story 208,103-square-foot
warehouse (321,678 total) and additional associated
parking, drainage, and landscaping site
improvements, located at 40 Cotters Lane, Unit B,
block 29.04, lot 10.05, in the IM zone. Motion to
adopt by Mr. Philips, second by Mr. McEvoy.

Resolution adopted.

NEW BUSINESS

Application #23-21 - Sadhu Vaswani Center - Modification of prior planning board approval #21-07 to allow weddings, on-site van parking, and special events, located at 110 Ryders Lane, block 594, lot 7.03, and block 593.01, lots 3, 4, 5, in the R-3 zone. Mandatory date October 22, 2023. Carried to a future planning board meeting. Notice required.

ADJOURNMENT

Motion to adjourn by Mr. Philips, second by Mr. Reiss. Meeting adjourned at 7:47 p.m.

THE CHAIRMAN: Good evening. This is the September 27, 2023, East Brunswick Township Planning Board meeting. In accordance with the Open Public Meeting Law, on May 4, 2023, notice of this meeting stating the date, time, and location was sent to the Home News Tribune and Asbury Park Press, 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 into 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 9:30 p.m. and will close all proceedings at 10 p.m.

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

Please all rise for the pledge of allegiance.

(Flag salute)

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

MS. TEGEDER: Prashasth.

MR. TURAGA: Here.

MS. TEGEDER: Mrs. Pan.

MS. PAN: Here.

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

MR. PHILIPS: Aye.

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. Mayor Cohen.
Mr. Taylor. And Chairman Heppel.

MR. HEPPEL: Here. Chairman Taylor will
be here shortly.

Okay. First matter of business are the
minutes from September 13, 2023.

MR. REISS: Make a motion to approve it.

THE CHAIRMAN: Everybody has had a
chance to review. Any questions? No, okay. Motion
by Mr. Reiss, second by Mr. Philips. You want to
call the roll on that.

MS. TEGEDER: Mrs. Pan.

MS. PAN: 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: And Chairman Heppel.

THE CHAIRMAN: Yes.

Okay. We have resolution, application
number 23-11, Joanna Court Realty, Incorporated,
proposal of a one-story 113,570-square-foot addition
to an existing one-story 208,108-square-foot
warehouse, total of 321,678, and additional
associated parking, drainage, and landscaping site
improvements, located at 40 Cotters Lane, unit B,
block 29.04, lot 10.05, in the IM zone.

Mr. Sachs, have you reviewed this?

MR. SACHS: Yes. Yes, I have reviewed
it. I prepared it. And yes, the resolution is in
order for this evening, Mr. Heppel, so we can vote
on it.

THE CHAIRMAN: Okay. So anybody that's
eligible to vote, somebody like to make a motion.

MR. PHILIPS: I'll make a motion.

THE CHAIRMAN: Okay, Mr. Philips. A

second?

MR. McEVOY: Second.

THE CHAIRMAN: Okay, McEvoy. Okay,
please call the roll.

MS. TEGEDER: Mrs. Pan.

MS. PAN: Yes.

MS. TEGEDER: Mr. Philips.

MR. PHILIPS: Yes.

MS. TEGEDER: Mr. Criscuolo.

MR. CRISCUOLO: Yes.

MS. TEGEDER: Mr. McEvoy.

MR. McEVOY: Yes.

MS. TEGEDER: And Chairman Heppel.

MR. SACHS: Jessica, Miss Shakir is here
now, as well.

MS. TEGEDER: She wasn't here.

MR. SACHS: Okay. I just want to make
sure you have her present.

THE CHAIRMAN: Okay. Our only new
business tonight is application 23-21, Sadhu Vaswani
Center. It's for modification of a prior planning
board approval, number 21-07, to allow weddings on
site, van parking, and special events, located at
110 Ryders Lane, block 594, lot 7.03, and block
593.01, lots 3, 4, and 5, in the R-3 zone. And, Mr.
Sachs --

MR. SACHS: Yeah, let me -- I know Mr.
Pape is here tonight, and I'm sure he's going to
make his presentation in a moment. Just want to --
I know we have some members of the board, though,
who were probably not here back in 2021 and 2022
when this application was heard.

So just so the board is aware, we had a
number of hearings starting in July of 2021,
ultimately resulting in a vote of approval back on
June 9 of 2022. I think you have a copy of the
resolution, which was provided.

My understanding is the applicant is now
seeking to maybe clarify or modify some of the
conditions of approval. You know, he'll indicate
what those are. I know the other members of the
board who were here, Mr. Reiss, Mr. Philips,
Mr. Heppel, Mr. Criscuolo -- I don't think
Councilman McEvoy was here -- but certainly remember
this application. So it's a procedure that's
permitted under the Land Use Law to seek a
modification of an approval or at least the
conditions. Certainly, you know, you have to show
good cause for that to happen, and they have to be
reasonable.

So, you know, with that said, Mr. Pape, I'll throw it over to you.

MR. PAPE: Thank you. Good evening, board members, board professionals, Jared Pape appearing on behalf of Sadhu Vaswani Center.

We're really just looking for some modifications to the resolution, which I think we'll call administrative changes. The specific language was outlined in the letter prepared by our office dated July 19, 2023, but I can give just a brief overview of what those changes are. There's really three items. The first pertains to weddings taking place on site. Looking to clarify that wedding ceremonies shall be permitted to take place on site subject to the maximum capacity of the building. We note that the resolution currently states that the maximum capacity is 200 people, and accordingly, weddings shall not exceed 200 people, and that remains in place.

The second item pertains to storage of vans on site. Our client is looking to store two vans, two 15-passenger vans, on site for purposes of transporting. In the resolution, there's an arrangement in which an outside parking lot could be used at certain occasions, and those vans are just meant to transport passengers back and forth. So they're looking for permission to store those two vans on site at all times so they are available.

And then the third -- there's a condition in the resolution that limits special events to 10 per year. I believe during the hearings, it was stated that there are 10 specific events that our client anticipates will take place during the year, but just to add a little flexibility, they were looking to remove that restriction of having only 10 special events per year. All events would still be subject to special event permits, but we're looking to remove that restriction of 10 specific events.

That's kind of the summary of the three items.

MR. SACHS: Mr. Heppel, let me respond because I'm just looking at the resolution. So paragraph 2D of the conditions talks about -- let me just read it into the record. It says the applicant agreed that no wedding parties shall be permitted on the site. A wedding ceremony may occur; however, occupancy shall be limited to no more than 200 persons. The applicant also agreed that no catered affairs will occur on site, no outdoor events,

gatherings and/or festivities shall be permitted on site. All ritual, non-ritual, and spiritual events shall be confined to the interior of the building.

So, Mr. Pape, I'm not sure what we need to change on that unless you want to give me some suggestion because right now you can have a wedding there. It's limited to 200. You can't have a wedding party there, which, by the way, is not what most churches or houses of worship would do anyway. Your party would be, you know, at a catering hall or some other place. So what are you looking to change on that?

MR. PAPE: The language that was proposed in the July 19 letter is the language we were suggesting, but I do agree with you that there isn't really a substantial change from one to the other. So I'll --

MR. SACHS: I mean, I think if you want me to add here -- and I'm looking at your letter -- the occupancy load of the building is not exceeded, but I think we're already agreeing it's 200, Keith; is that --

MR. KIPP: I don't know what the occupancy load, and my question was the occupancy load of the building and the school, the whole use? I'm unclear as to what that means. That's why I'm comfortable keeping with the 200 number.

MR. SACHS: Okay.

MR. KIPP: And again, if they go into -- if they need a special permit, then to me that kicks into the third part, where it's an event with a special permit, which, again, that will be reviewed by the town, and the way I look at that, the number of events, if they have an event that requires a permit and we find it's a problem, we're going to be less reluctant to release, to sign off on the next permit. So to me, that's a built-in control.

MR. SACHS: Okay.

MR. KIPP: If they have more than 10 and it's not a problem, they abide by the permit, we don't hear any complaints, then it's not a concern to staff.

MR. SACHS: Okay. I mean, I think -- I'm not sure the resolution paragraph 2D needs really to be changed because I think we're limiting it to 200 persons. So I think that one is probably okay. All right.

MR. PAPE: Okay. Understood.

MR. SACHS: All right. The issue of the vans I understand, okay, and I think there was -- if

the board will recall and for the members who weren't here, the applicant is going to provide a shuttle between the WilkinGuttenplan building and the church, the house of worship, when they have a special event or large event, and I'm not sure why we didn't permit them to park vans in the parking lot anyway, so.

MR. KIPP: I'm not sure they specifically requested it for that use --

MR. SACHS: Okay.

MR. KIPP: -- but to me, that's a good use.

MR. SACHS: I agree.

MR. KIPP: That's keeping event attenders from parking in the neighborhood. So if by having a van there that helps --

MR. SACHS: I agree.

MR. KIPP: -- relieve any parking in the neighborhood, staff is good with that.

MR. SACHS: All right, fine, and I think there's enough -- there's pretty -- there's enough parking there I think to -- I mean, it's just two vans so.

All right, and I guess the last issue then is a special event. Again, I'm going to -- I'm going to give my recollection of what happened with the 10 events. I believe what happened was there was -- and Mr. Pape can correct me, but I'm sure he's read the transcripts. I think we asked for a list of holidays. Not every religion has regular holidays. We understand that. Every religion is different. But I think what happened is they said, well, we have these 10 religious -- 10 holidays that occur all the time. So the issue of special events would be I guess exceeding whatever religious holidays they had. Now, I don't think it's uncommon for houses of worship to have other special events. Happens all the time. I mean, for instance, I can tell you Temple B'Nai Shalom has a special event next Friday -- I don't think we're going to get 200 people there, but -- on anti-Semitism, and, you know, it's a speaker from --

MR. CRISCUOLO: Yeah, but their parking lot can handle that.

MR. SACHS: I agree. I'm sorry, Joe, go ahead.

MR. CRISCUOLO: I know Larry wants to talk. He had his hand up first. And we were both here on that application, and Steve. So I think the people that were here I think should have an

opportunity to talk because we spent numerous days in this chamber with approximately 50 residents in the audience. So I want to yield to Mr. Reiss first because it's the proper thing to do.

MR. SACHS: And I'm sorry, I didn't mean to -- the board members are the ones who are going to vote this. I was just giving my recollection.

Go ahead, Larry.

MR. REISS: So first of all, I voted for it, and we definitely want it to be successful, but in fairness, we're making changes now, and we don't have the town, the residents here.

MR. SACHS: This didn't require notice.

MR. CRISCUOLO: That's the problem.

MR. SACHS: Didn't require notice.

MR. REISS: I'm not -- I'm a little -- just want to understand why are we making these changes and how come it -- from when we had it the first time, because a lot went into this, but we want it to be successful, but help us understand why we're clarifying things. And the first one, it's already like a nonissue. I don't know why it was brought up.

MR. PAPE: I agree. I think there may have been -- as to the first item regarding weddings, I think there may have been some miscommunication just with the way it was identified in the resolution, but I think that's been cleared.

The remaining two items I would call administrative items that I think were not accurately set forth in the resolution.

MR. CRISCUOLO: I disagree.

MR. PAPE: With regard to the vans, as Mr. Kipp noted, it does serve the purpose that was established, you know, in the resolution to transport passengers from one lot to the other.

MR. REISS: Can I ask a question on that. Because that was a very big area of contention for the residents, and I find it funny that it's coming up now. Is it also going to mean that they're going to restrict parking because the vans are here now? Like openly make sure that nobody parks in the area? Because that was a big concern of the residents.

MR. PAPE: I'm not sure I understand the question.

MR. REISS: Well, the parking -- when people show up, they can park all around, right. That was what the residents were concerned about. And also the way it goes in and out, the traffic.

Are we basically saying they're not even going to show up to the site? They're going to park at by Withum, whatever it is, and then the van will take them over?

MR. SACHS: No, that's, Larry --

MR. REISS: Am I missing something?

MR. SACHS: That was overflow parking, Withum. So you could still have people parking in the main parking lot, but they would have overflow parking at the Withum building. Or Wilkin & Guttenplan, not Withum.

MR. REISS: What did I say, Withum?

MR. SACHS: I don't know what I said.

MR. REISS: I know what you mean.

MR. SACHS: You know what I mean.

MR. REISS: Actually, I was wondering. Just I'm just a little confused.

MR. PAPE: I don't think there's any change to how the proposed parking was presented. There's the main parking lot that's there, and then there's an extra parking lot that's kind of on an as-needed basis if there's a special event that requires a permit that requires extra parking, and those vans would facilitate the back and forth, and we're just looking -- and that's already in the resolution. We're just looking for permission to keep those vans on site.

MR. REISS: And this definitely doesn't have to be brought back to the residents?

MR. SACHS: No, no, no, this is --

MR. REISS: I just want to do it right.

MR. SACHS: No, I agree. I looked into this, and it does not require notice. There's -- section 12 of the Municipal Land Use Law specifically delineates when you have to give notice. This is not one of them. This is an amendment to a condition of the resolution.

MR. REISS: Would it be the right thing to do?

MR. SACHS: Well, you could -- listen, yes, you could require the applicant to come back and notice the public, all right. You certainly could ask.

MR. REISS: I'll let other people speak. I just want to make sure we do it right. The most important thing is that there's a good neighbor, that what we were -- that was what was being -- came across very well.

MR. PAPE: I think it's important to note that there's no substantive changes being

proposed here. As I mentioned, the vans are meant to facilitate the parking arrangement that's already in place, and then with regard to the 10 events, I would agree with Mr. Sachs. If there was a question as to what are the normal events, holidays that take place during the year, and there was a list of 10 that were generated, we're just looking to not be limited to those 10 because there can be, you know, one-time, one-off events that occur at houses of worship, as Mr. Sachs mentioned. That's --

THE CHAIRMAN: I'd just like to say that this is an unusual situation where we have a modification that isn't of something that's pretty minor. To me, it's significant. And if we had -- if this had come up, say, at a meeting before about whether we should notify the residents, I clearly feel that would have been the right thing to do. This is making changes after we had them here and they knew what we were going to do without them being represented. So I feel it should have been done. And adding -- and, you know, I'm open-minded, but adding more events, we don't even know how it's going to work out, you know, with the 10 because even though, you know, the applicant certainly was willing to do certain things to mitigate some of the parking on the streets, we don't really know how it's going to work out, you know. Everybody is going to -- even a wedding, okay, which is not a special event -- it is, I shouldn't say that. But it's not a special event with people going to be there for hours and hours, but you're going to have a good number of people who have never been there before, and, you know, the likelihood of problems will exist. So if you had come back or -- you know, a year or two from now and staff said, you know, there haven't been problems with everything they're doing, it would be a little easier to say let's make changes. I don't feel it's fair to the residents to make changes without having them represented personally. But, Mr. Criscuolo.

MR. CRISCUOLO: Yeah, I mean, we spent some 14 or 15 hours in this chamber with residents in that community, and I can just see it now. I don't know how long their wedding ceremonies take, but Withum -- I drove past it on --

MR. SACHS: Is it Withum or Wilkin?

MR. PHILIPS: Wilkin.

MR. CRISCUOLO: Wilkin?

MR. SACHS: I think it's Wilkin.

MR. CRISCUOLO: Okay.

MR. SACHS: It's Wilkin & Guttenplan.
Same thing.

MR. CRISCUOLO: You know, I go past there because the plant is over near there, the water plant, and I was going over there, and there's people there parked on the weekends. You know, they're looking to lease more space there, and I think the parking is limited there, too. So even if a wedding ceremony, you know, is a half hour, hour, you're going to bring 250 people in, like all at once, and it's only enough parking on the site for whatever. They did not all going to drive with five people in the car. But then the argument that night or the discussion from the residents, their concern was you can't make a left out of there. You have to go on Ryders Lane, and I believe you have to go down to Sullivan is that or --

MR. KIPP: Out of the Vaswani Center?

MR. CRISCUOLO: Yeah, you have to make a right --

MR. KIPP: You have to make a right.

MR. CRISCUOLO: -- and you would have to go -- in order to get back to Tices, you'd either have to go all the way to 1 to 18 to Tices or make a right onto --

MR. KIPP: Corona or --

MR. CRISCUOLO: -- Corona, right, and now, you know, okay, so you're fitting six or seven people in a van. That thing's got to unload 250 people, and I'm trying to summarize what the residents concern were even with the vans. They were concerned that it's going to be this traffic through the community, who's driving the vans, to begin with, and what if there's not enough parking spots at the site. What if he sells the property and no longer wants to be -- let them use the parking spaces. Then they're going to be looking for other spaces. And I think it's disingenuous to the residents that live there, who came out for three or four nights here and called the office -- and Tracy did a great job on saying, listen, the mayor and Joe can't talk to you about this, it's only based upon the testimony they hear at the planning board, you know. So they were excited. They wanted to come in. They came here. They spoke about it. One guy built a model, if you remember, and he had what's going through the community, and I think as a good-will gesture, the gentleman that was here from the church, which we were trying to negotiate the yes, right. I used to teach a course,

negotiating the yes. And so that's how we came up with those 10 days, and we were still struggling with the amount of times that van's going to be circling through the development, and now that I had the opportunity to go over to that parking lot, there's not a lot of parking. There's not a lot of parking on each site. And if you go to the Vaswani Center, you haven't even put a shovel in the ground, and you want to change.

I think it's disingenuous. It's unfair to the people in the neighborhood that took a lot of time out of their own lives to come to this room and go on the record. So the mere fact that they weren't even noticed I think is kind of backhanded and disingenuous.

We're here to represent the people that live in our town. That's what we're chartered to do, and I know you all are volunteers, and I'm a little perplexed on why we're kind of wasting our time here tonight on an agreement. You had an agreement, and you haven't even put a shovel in the ground. Those houses haven't been fixed up. The front of the place, the sewer line, the storm lines haven't been completed.

Did they pull permits, Keith?

MR. KIPP: No.

MR. CRISCUOLO: No permits. So why are we here?

THE CHAIRMAN: Mrs. Shakir.

MS. SHAKIR: Yes, I was going to echo your sentiments. I think it's also important to know how big these events are going to be, how many occupants are going to be coming to these events, the timing. I think we need feedback from the neighbors surrounding the building.

MR. PAPE: I don't know if that information would be available. I imagine each event would be different, and I think it's important to note that the resolution currently indicates that the East Brunswick Police Department would be notified of each event. That would remain. And also the language that we proposed regarding the special events indicates that all events will be subject to the -- any special event permits that need to be issued. So at that time, for each special event, that specific information would be required, and the permit would be issued based on that information. I don't -- I don't know how accurately we could give the information on, you know, general basis for each event that takes place

throughout the course of the year.

MS. SHAKIR: But I'm sure they have a record of how many events they've had in the last few years, right, how many events they've had, how many people show up --

MR. PAPE: Sure.

MS. SHAKIR: -- the timing of the events. I think that's all important information.

MR. PAPE: We could provide historical information, but I think my -- the point I'm trying to drive home is that they would all be subject to the special event permits, which could or could not be issued based on I think those factors.

THE CHAIRMAN: We're going to take a brief recess while our chair -- did you want to come over here? You'll sit over there?

MR. TAYLOR: Next to the council president.

THE CHAIRMAN: Something really important. What's the score of the Yankee game?

MR. PHILIPS: Zero-zero going into the bottom of the second. I have it telepathically. I have an implant.

THE CHAIRMAN: We're going to take a 5-minute break.

(Board recess)

THE CHAIRMAN: Okay, we're back in session.

MR. SACHS: With the addition of Chairman Taylor is here.

THE CHAIRMAN: Right. Welcome to Chairman Taylor.

MR. TAYLOR: Thank you, thank you. I know I haven't been here in a while, so good to see everybody. Charlie, please continue.

THE CHAIRMAN: Okay. I don't know if Mr. Sachs or Mr. Pape is going to speak first here.

MR. SACHS: Mr. Pape, did you call the client? Did you --

MR. PAPE: Yeah. So we hear the concern. I think these are -- I do think these are administrative changes, but I understand there's a feeling amongst the board members that the public should have been notified. So I suppose at this juncture, we'll defer to how the board would like to proceed. I don't think we will ask for a vote tonight if the board is looking for either more information from us or input from the public.

MR. SACHS: Yeah. Mr. Chairman, let me just quickly respond. I think if we're going to

address some of these concerns, and I -- from what I gather, the applicant is now -- although statutorily doesn't have to do it, will provide notice to the neighbors, all right. I think that's, you know, I mean, obviously concerns from the board members. I understand that.

I don't think the wedding aspect of the language has to be changed. I think that's pretty clear. I think the van situation, I agree with Mr. Kipp that I think it's a good idea, but Mr. Criscuolo's expressed concern so maybe there needs to be a little bit of testimony as to how that's going to operate. And then I think the last issue really deals with these special events, and Mr. Pape and I had a discussion before that I think what may have to happen in terms of a modification of this resolution is that the 10 events were religious events, you know, large ritual events, but I think we need to list what they are, all right. You know, I'm just using my own background, you know, Rosh Hashanah, Yom Kippur. We would list them. So maybe we'd list these specific ritual special events that occur, you know, other than normal ritual events that occur weekly. And then, Mr. Pape, I think is you need to give us some more information about what are the additional special events that you're looking at, all right. You know, is it a community outreach meeting, you know, monthly, you know, whatever it might be. And I think then I think the board hopefully can make an educated guess on this -- not an educated -- and educated decision on this, not a guess. So if the board's okay with that, unless there's some further input, I think that's what the applicant should probably do.

THE CHAIRMAN: Everybody okay with that?

MR. TAYLOR: Yeah, I think that's the most sensible way to proceed because, you know, given the level of public interest and involvement, it wouldn't be fair to those folks who, you know, schlepped down here for all those meetings, and if we were making a significant change -- I don't want to say behind their backs because I'm sure it's nothing intentional -- but that didn't seem to be up front, and I think anything we have to give them -- I want to hear what the neighbors have to say.

MR. SACHS: And you know, Mr. Pape, maybe bring a representative from the house of worship. I think that would probably be a good idea in case there's any case, all right. I understand you viewed it as administrative. I probably did, as

well, all right, and that's why I didn't -- and I still -- my review of the section 12 is it did not require notice, but I'm happy to hear that the applicant is willing to do the notice, and this way the public can have some involvement in it.

MR. PAPE: And I believe those list of those 10 events are in the record, but we'll dig them up and make sure that we identify them, and we can identify what we anticipate would be other special events that would occur during the year. Like I said, it's really just to build in some flexibility, not to -- so that they're not restricted to just those 10. But we'll try to get a sense of what would be a typical special event outside of those 10 dates.

MR. PHILIPS: I'm not comfortable with the language, no strict -- restriction on the number of special events. That leaves it open. You can have 365 days of special events.

MR. PAPE: Well, I think it's --

MR. PHILIPS: To be fair, and again, what we're trying to do is we're trying to avoid the -- to have this religious operation interfere with the people who live there 365 days a year, and I think that the board made it clear the first time you were up that those people's considerations have to be put into account. And the fact that it's still not been properly maintained, went through a whole summer, that doesn't send a message that things are being taken care of in a neighborly and understanding manner there.

MR. PAPE: It's my understanding that other houses of worship don't have this type of restriction in place, and it's also important to note that any event, as I mentioned before, would be subject to special event permits. So in the event there were 365 special events a year, I think it's doubtful that they would be issued 365 permits.

MR. PHILIPS: I agree with that, but at the same time, you offered an open-ended opportunity. And I think Mr. Criscuolo is also correct. We don't even have any track record of how these vans are going to work, whether or not this whole parking arrangement is going to be effective. And unfortunately, after you've built it and we find out it's not working, what do we do then? So there's still a lot of concerns regarding the way this is being presented.

MR. PAPE: Just one response to that. I mean, the events would certainly be subject to the

available parking on site. So if there were a change in the future where the outside parking lot were no longer available, that certainly would come into play when deciding whether to issue permits. So -- but I hear your concern.

MR. SACHS: And just --

MR. PHILIPS: Renotice, then fine.

MR. SACHS: And just so the board is aware, the most important condition we have in the resolution I feel is the fact that there's no parking allowed from this house of worship on Corona, Perry, and Allwood.

MR. KIPP: Right, and if we do find parking, we're going to have residential only, and the church is going to pay for it, for us to put the signage and do the registration and everything.

MR. TAYLOR: Just as an anecdotal story, I live in the Manor, so I live in that end of town, and I guess it was over the last couple weekends, there was something going on in the building, and so I said, well, let me, you know, take a ride down Perry and ride around, and there was nothing on Perry, but there was a couple of things on -- couple of cars on Corona that were clearly, you know, clearly people parked there and walked to temple. So and look, I understand, you know, nothing is perfect, but I think we need to -- I think that all, you know, everybody needs to do their best to try to keep the inconvenience to the residences, you know, minimal as possible. And I would say, you know, didn't matter if it was -- you know, I know that sometimes you have big events at St. Bart's and you end up with stuff, you know, on Redcoat and Hollis and, you know, I think that all the -- all our houses of worship -- and I'm thrilled to have so many and such diversity in our town -- you know, need to be aware of their neighbor.

MR. SACHS: Well said.

THE CHAIRMAN: Anybody else have anything to add to this?

MR. SACHS: All right, so we're not going to take any action on this. The ball's in your court. You decide when and if you want to come back, and you will do notice at this time.

MR. PAPE: Sure. We'll get back, and it's -- my notes are -- we're looking for more information on the holidays and special events and with regard to the vans, some additional information or testimony as to how exactly that will operate.

MR. SACHS: All right.

MR. PAPE: And we'll follow up with the board.

MR. SACHS: All right. Very good.

MS. SHAKIR: And a notice to the residents.

MR. PAPE: And a notice to the residents once a new meeting date has been established.

THE CHAIRMAN: Anybody else?

MR. CRISCUOLO: Board members, just be prepared to be here a long time on that.

THE CHAIRMAN: You'll be getting home late. Okay. I'm going --

MR. TAYLOR: What's our record, Larry?

UNKNOWN SPEAKER: 2:20 in the morning.

MR. SACHS: We're too old now. We don't do that.

THE CHAIRMAN: I'm going to open things up, public, if anybody --

MR. PHILIPS: You have a member here.

UNKNOWN SPEAKER: Okay, just one thing. Part of -- you also mentioned this -- to also have a representative from --

MR. PAPE: And then to have a representative from the applicant.

MR. SACHS: Thank you.

THE CHAIRMAN: Okay. I'm opening it up to the public. If anybody would like to speak, please raise your hand and come on up. Okay. Nobody coming up, so I will close the public portion.

All right, so I guess we're tabling the application to possibly a future date, and, you know, if when you go back and you have this discussion, you know, maybe some thought could be to get things up and running first to see how things work, which is what I, you know, alluded to earlier, as opposed to maybe coming back with 10, 15 additional days and all of a sudden there's a big problem but we could have, you know -- we could have found out, see what we can do without having a big problem at that point. The town is not going to want to turn down permits, okay. We want things to work for everybody, but obviously, by the way, you know, the board members feel, you know, we care about our residents very much, as we should, and we have to do the right thing and give them an opportunity to be here, as they were for many meetings, and, you know, to come to a good, you know, good decision that hopefully everybody, you know, can live with without regret.

MR. PAPE: It sounds like this might be an easier decision to make once you kind of see the operations in effect; is that kind of what you're saying?

THE CHAIRMAN: Yeah, that's my personal opinion, but yes.

MR. PAPE: Understood, understood.

THE CHAIRMAN: Okay. If there are no other board comments or anything, I don't think we have to vote on tabling this so, you know, thank you for coming.

Jessica, when is our next meeting?

MS. TEGEDER: October 11.

THE CHAIRMAN: Okay, and if there's nothing else, I'm going to adjourn the meeting. I need a motion.

MR. PHILIPS: Motion.

MR. REISS: Second.

THE CHAIRMAN: Steve and Larry. Okay, we're adjourned.