

Offered By: Mr. Vignola

Second: Mr. Pobega

Date: June 19, 2014

Minutes of June 5, 2014 Land Use Board Meeting

Regular Meeting of the Hazlet Township Land Use Board scheduled for June 5, 2014 was called to order at 7:30PM with a Salute to the Flag followed by a moment of Silent Prayer and a Reading of the Letter of Compliance by Trish Cullen.

ROLL CALL:

Present: Mr. Bace, Mr. Vignola, Mr. Skowronski, Mr. Moore, Mr. Grossman, Deputy Mayor Belasco, Mr. Pobega, Mr. Lavan

Professionals- Mr. Kittner, Mr. Vella, Mrs. Keegan

Absent: Mr. Pisano, Mr. Solomeno, Mr. Szczuplak, Mayor DiNardo, Chairman Tyler

Approval of Minutes of the Regular Meeting of May 15, 2014

Offered by: Mr. Vignola

2nd: Mr. Moore

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Pobega	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Lavan (abstain)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Szczuplak (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Belasco	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor DiNardo (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Alt #1 Mr. Grossman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

**New Case # 14-08L- 2 Peach Drive; Janet and Joseph Pane; Block 213.01Lot 40; R-70 Zone.
Applicant is seeking permission to add a level, a 2nd story deck and a front covered entryway.**

Swearing in Mr. and Mrs. Pane

Mr. Vella- We will mark as A-1 application which includes survey and architectural drawings.

Mrs. Pane- We would like to refurbish our existing property. We have been at this property for the past 13 years. The primary concern that we have with the house is that the bedrooms are very small. We need to get a little bit more living space and that's the primary reason for the extension. The variances are all pre-existing. We looked at the letters and there is no problem with storm drainage since we are built on sand.

Mr. Vella- Why don't you explain the additions you're putting on the house?

Mrs. Pane- We are going to reconfigure the existing floor plan so we are not building any additional house we are building on the existing foundation.

Mr. Pobega- So you have a ranch?

Mrs. Pane- It's a split level. When you come in there's no vestibule or coat closets you are right in the middle of the kitchen/dining room.

Mr. Pobega- So you're putting in a front hall way and that's what is generating one of your setbacks.

Mrs. Pane- We have an existing little porch there so I don't really understand.

Mr. Kittner- They are expanding the foyer and in doing that they increase the foot print of the building but that's not creating a variance by itself. The variances that they are requesting are all existing non-conformities that are based on the house prior to the work being performed including lot coverage.

Mr. Vella- We'll mark as A-2 for 8 pictures of subject property.

Mr. Pane- So basically the whole roof is going to go up 10 feet for the extra level. The overhang stays the same but just gets a little taller. Every window you see there will be gone. Over the garage will be a master bedroom and the addition 10ft going up will be the kid's bedrooms.

Mr. Pobega- So right now there's nothing above the garage?

Mr. Pane- It's like a rafter space.

Mr. Vella- We will mark as A-3 color rendering of proposed front elevation.

Motion to Approve:

Offered by: Mr. Grossman

2nd: Mr. Lavan

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>
Mr. Pobega	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Bace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Lavan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mr. Szczuplak (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Chairman Tyler (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Solomeno (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Vignola	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputy Mayor Belasco	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor DiNardo (absent)	<input type="checkbox"/>	<input type="checkbox"/>
Alt #1 Mr. Grossman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #2 Mr. Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #3 Mr. Skowronski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alt #4 Mr. Pisano (absent)	<input type="checkbox"/>	<input type="checkbox"/>

Carry Over Case # 13-13P- 311 Laurel Avenue; Baytul- Iman, Inc.; Block 36 lot 1; R-70 Zone. Applicant is seeking Amended Preliminary and Final Site Plan approval with variance relief and submission waivers to construct a storage shed, walk-in cooler, to house boarding students, extend schooling age to the 12th grade and to amend conditions previously granted approvals.

Mr. Vella- Ok Mr. Chairman as we did last meeting Deputy Mayor cannot sit on this application because it is a Use Variance. Subsequent to the last application you're client received a letter from our Zoning Officer regarding complaints that this site is being used at night with kids and adults staying overnight with late night cars parking on the site, complaints that people are staying overnight. As your aware all of these items are not permitted by site plan approval. During the last hearing there's been no testimony whatsoever that other than the school K-10 that anything else was going on at that site. We need to set the record correct. What is going on at the site today and what are you asking for? If you're already doing what you're asking for we need to know about that. This board isn't an enforcement agency. We can't fine them or anything to that effect and we're not going to investigate it.

Mr. DeSarno- For the record we have received a letter dated May 28, 2014 and it's from the Zoning Officer Sharon Keegan. The letter states: 'My office received a complaint of alleged illegal activity taken place at the above location. The complaint that every Friday night the parking lot is full of

cars and vans almost to midnight. This activity has been going on for a couple of years.' It speaks about one complaint and one source and speaks about something that has been going on for a couple of years but wasn't enough to raise anyone's eye or to the point of making an anonymous complaint until now.

Mr. Vella- Let me just correct you really quick. It's not an anonymous complaint. I have the complaint since it's not evidentiary I have not submitted it to the board.

Mr. DeSarno- I have this letter and I do not have the complaint.

Mr. Vella- We just really want to know what's going on at this site.

Mr. DeSarno- And I do believe we've had testimony on what is going on at the site and we will give you more testimony with regards to that from my applicant client Mr. Shaikh but as of right now I really have no inclination to respond to what is an anonymous single complaint about something that's been going on for two years.

Mr. Vella- I think we can just cut to the chase and ask your client to clarify on the record what is the existing activities on the site. Just so the record is clear that he is only running a K-10th school as permitted or something else is going on because if we are only getting half the story that impacts the findings of the board. I think that's fair and reasonable because you're asking for boarding school and a lot of other things.

Mr. DeSarno- Let me clear that up right now, we've had discussions with my client they are withdrawing their application to have the boarding school. They are not seeking to have anyone sleep there or stay there. There is no one living on the site now and there is no one intended to live at the site in the future.

Mr. Vella- For the record the application has withdrawn their application for boarding school. We do not need to do any resolution on that. For the record, this is not an enforcement hearing we are still dealing with all the other remaining other items. My review of the resolution that anyone staying there, any operations anything other than K-10 now that's permitted by the resolution, absent of any subsequent approval of this board if any activity that's going on after that members of the public call the police or the code enforcement.

Mr. Pobega- With the withdrawal of the boarding school application, is your client willing to lock the parking lot after certain hours?

Mr. DeSarno- We will ask that. Since last hearing there were many questions that our planner was not able to answer to tonight we will start with the architect if your prepared to take testimony from the architect.

Swearing in architect Ashraf Ragab

Mr. DeSarno- The architectural rendering up on the board sets forth the changes that we are asking to be allowed to make to our building.

Mr. Vella- What is mounted for the record has already been marked in as part of A-2.

Mr. Ragab- The scope of work is very simple in terms of architectural. There is a very small addition on the side of the building that will be used for basically storage, two walk-in boxes that are made for food storage and a third for storage of equipment. The interior modifications are adding a kitchen a small lunch area in the upper left corner of the floor plan. Adding a small vestibule in the upper left corner on the other side and the transformation of the boarding school rooms has been removed. The plans will have to be revised to remove that.

Mr. Pobega- They will be classrooms?

Mr. Ragab- Yes.

Mr. Pobega- The storage shed that is planned to have gym equipment where is that gym equipment today?

Mr. Ragab- Right now it's on the side of the gym but it's taking up room according to the owner.

Mr. DeSarno- If I recall correctly the previous testimony was that it was ping pong tables mainly in there.

Mr. Vella- The planner testified that he had no idea where the condensers were for the walk-in cooler and walk-in freezer, do you know where they are?

Mr. Ragab- They will probably be on top of the coolers.

Mr. Vella- Do you know the size of them?

Mr. Ragab- A condenser for this is probably a 3x3 at most.

Mr. Moore- Are they water cooled or air cooled?

Mr. Ragab- We haven't gone into the technical specs but it's probably just going to be a regular condenser.

Mr. Moore- Depending on whether it's air or water totally changes the amount of noise that comes from it.

Mr. Ragab- Well we will submit to the town all the studies of the decibels and all the noise generation from it. If we have to sound (inaudible) the condensers we will do that.

Mr. Vella- Part of the planner's testimony was that this would not create more noise than the adjoining property. Do you have records or evidence of anything that shows what type of noise this is going to create?

Mr. Ragab- We can control that. If we say that we will make sure there is no noise created from this condenser that exceeds the noise created by the adjacent property we will do that. So if we have to enclose the condenser with blankets with ventilation we will do that.

Mr. Vella- So you're proposing to do a sound study of the noise from the adjoining property?

Mr. Ragab- Well no the unit comes with the specs of the condenser unit comes with the noise it generates so we will provide that.

Mr. Vella- I do not believe that we will end the hearing tonight so prior to the next meeting why don't you submit what are the mechanicals that you are proposing to our engineer so we don't have to worry about this in the future.

Mr. Moore- I'm more concerned about the noise from the compressor than the condenser.

Mr. Vella- I meant the compressor. Any noise that is generated from that submit to our engineer so he can review it so we're not guessing.

Mr. Ragab- This normally part of the permit application process but we will fast track that portion of it to satisfy the board.

Mr. Pobega- This is part of the side yard setback so I would disagree with that. You're asking for a variance to get close to the neighbor's property and that's something that we want to hear more about.

Mr. DeSarno- Just recalling that neighbor is the auto body shop.

Mr. Pobega- I didn't see any dilapidated cars over there when I went last time to look around. Is it one compressor or two?

Mr. Ragab- I will do all the research and make sure to submit all of the cut sheets for the (inaudible). We haven't gone that far in analyzing what kind of systems we will use but we will do that.

Mr. Moore- Is there any way that the walk-in freezer and refrigerator be a combined unit? The amount of space that you have here is really for a lot of volume and if you're just taking care of 200 children feeding them lunch this is very large. In my opinion based on what you are going to be doing there we can probably make them much smaller and that will take care of some of your ground coverage we are trying to eliminate.

Mr. Ragab- The client requested that size and they are combined in one unit but there's an internal door from on to the other.

Mr. Pobega- Did we ever hear back from the fire inspector about the setback?

Mrs. Keegan- They did a report and it was a denial due to Bureau Fire Prevention is requiring that the entire school have fire suppressions installed due to dorm rooms and sleeping quarters.

Mr. Vella- Apparently the fire department doesn't have a problem with not being able to drive a truck around the building.

Mr. Ragab- You still have three sides of the building that are fully assessable.

Mr. Vella- We understand that but last meeting there was some discussion that maybe the fire department would want 4 sides but apparently they did not bring that up.

Mr. DeSarno- With regarding to the other interior changes that you're testifying to-

Mr. Ragab- We are adding two additional classrooms and an office and we are basically converting some of the rooms into classrooms to absorb the additional grades that are being requested. That's pretty much the extent to the interior renovation that we are requesting. There is no change in egress although the circulation pattern inside the building will not be changed it's all existing.

Mr. Pobega- I recall at the last meeting there was some discuss on whether this refrigerator unit can be put in the basement or somewhere else on the property.

Mr. Ragab- The basement is on the complete opposite side and it a very small portion under this part. This building is divided into three sections as you can see and each section has a different elevation from the other so it would not be very practical to put walk-in boxes inside the building.

Mr. Kittner- How about on the west of the building in the direction of Holly Avenue could you add the units on that side?

Mr. Ragab- It would require a redesign because the walk-in boxes are usually right next to the kitchen there's no sense in taking food out of the walk-in box and then walking through a hallway across the building to use that for cooking. We will have to move the kitchen all the way to the side.

Mr. Vignola- What would be the major problem with moving the kitchen?

Mr. Ragab- This side of the building is the public side where the offices are and the rest of building is already established as all classrooms so it was just a practical place near the gym where all of the big assembly spaces are instead of sticking it in the middle of the classrooms.

Mr. Kittner- There's a cafeteria adjoining the kitchen correct?

Mr. Ragab- It's a small lunch room.

Mr. Kittner- So how many students could that lunch room accommodate at one time?

Mr. Ragab- It's around 550 square feet so the code stipulates about 15 square foot per person for tables and chairs so it's about 30-40.

Mr. Kittner- I think the testimony was there were 200 students in the school.

Mr. Ragab- Yes.

Mr. Kittner- So there is going to be about 5 different lunch periods?

Mr. Ragab- Well yes.

Mr. Kittner- How do you accommodate that around lunch time?

Mr. DeSarno- I think that's a question for the administrator of the school.

Mr. Kittner- I think that's a question for the architect because he is designing the layout of the cafeteria so he should design it in my opinion at least to accommodate a reasonable number of lunch periods.

Mr. Pobega- With picking up this extra square footage with the sleeping quarters granted it's on the other side of the facility but that square footage that's we didn't have to play with three weeks ago.

Mr. Ragab- Do you suggest to move the lunch area to the opposite end?

Mr. Pobega- Well no but perhaps you can move some of the classrooms that are on the left of the drawing over towards where you were going to sleep students at night.

Mr. Ragab- We might be able to accommodate that. This whole boarding room being taken out just came up today so we haven't really reviewed the plan.

Mr. Moore- With that being suggested though by removing that one or two rooms you can actually put the walk-in and the freezer in the building.

Mr. Ragab- According to the client, we are freeing up one room by removing the boarding so that will take care of one classroom.

Mr. Vella- So what is the square footage of the area of the proposed supervisor's room, proposed girls boarding rooms and the proposed boys boarding room?

Mr. Ragab- I believe it's 714 plus 157 for the supervisor's room so it's closer to 900 square feet.

Mr. Vella- Ok so what is the total square footage of your proposed High School class 1?

Mr. Ragab- It's about 260 square feet.

Mr. Vella- Proposed High School class 2?

Mr. Ragab- A little over 200 square feet.

Mr. Vella- So the proposed boys and girls boarding room is larger than the two classrooms on the other side?

Mr. Ragab- Yes.

Mr. Vella- So you can actually make 2 larger classrooms on the other side which would create more space for the walk-in cooler and walk-in freezer so by taking the two classroom and corridor area which are smaller moving them to the larger area you are able to clear out provide bigger classrooms but provide a bigger cafeteria area and potential area for a walk-in cooler and walk-in freezer. Why moving it you're not reducing classroom size you're actually increasing it.

Mr. Ragab- The client is still not fully on board with that idea.

Dr. Shaikh- All I'm saying is that useful space in the building is limited and by freeing up the building area we have good uses for it like a staff room.

Mr. Pobega- but you have 871 square feet against roughly 460 square feet so I think the board is interested in hearing-

Dr. Shaikh- Once we reach the stage when we think we need a bigger lunch area then we can look at other options.

Mr. Pobega- So you were willing to sacrifice the square footage to house students but you're not willing to sacrifice the square footage to feed students.

Dr. Shaikh- The higher grades are expected to be in smaller numbers.

Mr. Vella- Have you thought about how many lunch periods you're going to need?

Dr. Shaikh- We may still have the younger class eat in their class like they are now.

Mr. Pobega- But you do realize you're asking for a variance on those refrigeration units with 20ft is required and you're at 7ft. What we are trying to do here is to figure out how to get rid of some of those.

Mr. Moore- And it also takes care of the noise that we're concerned of.

Mr. Vella- One of the members questions the size of the walk-in cooler and freezer and you're architect said that's what you wanted, had you looked in that's the appropriate size or do you do anything at the sight that would need large refrigerator/ freezer space like catering or parties?

Dr. Shaikh- The prime use is for the students but from time to time there are going to be events.

Mr. Vella- You don't rent it out to third parties?

Dr. Shaikh- We did not think of that but I do know that schools and other non-profits rent out space.

Mr. Vella- Are you familiar with your website? Do you know it provides rental space up to 400 people in your facility?

Dr. Shaikh- This is not for outsiders if for our own parents.

Mr. Vella- You just testified that you've never thought about renting it out to third parties but your website does provide that you're to rent out for those third parties.

Dr. Shaikh- This is only for our parents if they want to rent it out.

Mr. Vella- You know you're not permitted for that? Did you ever receive approval to do gatherings, events, and non-school related activities?

Dr. Shaikh- I was not aware. If we are not allowed we won't do it.

Mr. Vella- If it's not a school related activity it's not permitted. That's very clear.

Dr. Shaikh- But even public schools rent out their facilities to third parties or community.

Mr. Vella- Public schools do not rent them out to my knowledge.

Dr. Shaikh- I myself have rented from public schools before.

Mr. Vella- If you want approval for that you have to apply for approval to rent it out because if your renting out the facility then we have to talk about parking issues. How many people can you fit in your gymnasium?

Dr. Shaikh-The fire official has approved it for 400 people.

Mr. Vella-How many parking spaces do you provide? Not 200.

Dr. Shaikh- No we don't.

Mr. Vella- So you can see that this facility is probably not appropriate for renting out to 400 people parties when you don't have sufficient parking so for the record if you throwing parties that are not school related it's not permitted and it has to stop if it's happening. Now hearing all of that the was the size of the refrigeration and freezer really the size for potentially renting it out to third parties and in that case since you can't do it could we make them smaller for the appropriate student size?

Dr. Shaikh- We could look into that but I don't see a difference in the size if it's a school or non-school event.

Mr. DeSarno- We are going to have our architect and our client will look at that to see if there's a difference in size of the unit will make a difference.

Mr. Pobega- It will reduce a variance.

Mr. DeSarno- Right, the architect hasn't redone the plans yet for us with regard to the changes on the living quarters so we are going to take a strong look at that and see if there's a way to address you're concern.

Mr. Kittner- I think the other issue with relocating both additions isn't just the noise it's also the fact that you're encroaching within an existing play area on the side of the school so perhaps if you relocated you wouldn't have to fence in the front area.

Mr. DeSarno- I believe it's the actual case that they would like to have the fencing around the property regardless if it's for a play area or just for the sense of security that it gives them.

Mr. Moore- I'd like to make a statement and this isn't testimony but I operate a 24 hour restaurant and this is more freezer and refrigeration space than I have.

Mr. DeSarno- With regard to the fencing and the play area-

Mr. Vignola- You will never see a school with the front fenced in.

Dr. Shaikh- There are a large number of properties on Laurel Avenue. Holly Avenue and on 12th which have fences in the front yard. I can email you a list.

Mr. Vella- I don't want an email I want it on the record for the hearing.

Dr. Shaikh- I have the list on my lap top I can pull up for you.

Mr. Vella- One quick question you have doors on the exterior proposed walk-in freezer and the proposed storage shed. There's not walkways associated getting into these areas? What are you planning on using those doors for? What's the purpose of the exterior doors in both areas?

Dr. Ragab- I believe we will provide a concrete pad outside and a small walkway. The doors are for deliveries instead of having to go through the school they will have access from outside.

Mr. Vella- There are no walkways on the proposed plans.

Mr. Ragab- We can provide that.

Mr. Vella- You're proposing to use the area between the proposed walk in freezer and storage shed as a play area?

Mr. Ragab- (inaudible)

Mr. Moore- Where's the delivery area?

Mr. Ragab- Food deliveries will be dropped off in the parking lot area and use that walkway to deliver the boxes. The storage shed will have these doors just to roll out equipment into the play area.

Mr. Vella- How do the children get out to the play area?

Mr. Moore- What size trucks will be coming for delivery? Because food comes in big trucks so if it comes in a 52ft trailer-

Mr. Ragab- The food will not come in a 52ft trailer.

Mr. Moore- The truck needs to be able to come in and out of the parking lot.

Mr. Ragab- I don't think this parking lot is large enough to unload a 52ft trailer.

Mr. Moore- Depending on the size of the truck you might actually be receiving deliveries from the street and not inside that parking lot.

Mr. Vella- I think the answer to your question is probably better off for the traffic engineer.

Mr. DeSarno- And to regards to the boxes and door we have not picked the box yet so if there is a new cooler with different kinds of equipment on it we will present that back to you.

Mr. Kittner- Are you in receipt of our architectural supplemental letter dated May 13, 2014?

Mr. DeSarno- Yes.

Mr. Kittner- Could you have your architect go through those items starting with item 4?

Mr. Ragab- Number 4 deals with occupancy and the plan doesn't have the numbers on it for the occupancy. These numbers confirm the building code. We have specified the use for every classroom for the grades and the occupant load remains the same. The number of rooms we have converted some of the existing offices into classrooms because we are requesting additional grades. As far as the AP classes that don't need to be indicated because it is an after hour program so the classrooms will be available for that. On to item 4B this building is 20,600 square foot total and the building code stipulates 20 square foot per student. Item 4D we do have a large gymnasium that should suffice for any additional activities. Item 4E I cannot answer.

Mr. Kittner- You have reviewed the building right?

Mr. Ragab- Yes.

Mr. Kittner- You've been inside of it correct?

Mr. Ragab- yes.

Mr. Kittner- Were there any deficiencies that you've noted that would make it not suitable for occupancy?

Mr. Ragab- No.

Mr. Kittner- Are there any code compliance issues?

Mr. Ragab- No. The proposed building additions are item F and the proposed additions are minute and are incredibly small compared to the size of the building.

Mr. Kittner- Based on your elevation view it seemed like the exterior was different than the existing building so that's really where the question was geared. The architectural plans showed an exterior of those additions that seemed different than the existing building.

Mr. Ragab- The additions are prefabricated structures and are not buildings.

Mr. Kittner- I think the comment was directed more towards making those additions flow more with the building so that they don't stand out as much.

Mr. Ragab- We can dress them up.

Mr. Pobega- You don't think the front yard fence will change the look of the building at all?

Mr. Ragab- The front yard fence is not part of my scope of work.

Mr. Vella- The point is if you're on Laurel Avenue you at least want a front façade of the storage shed match the existing façade of the gymnasium. Do you have any problem doing that?

Mr. Ragab- No.

Mr. Vella- Item G is a question regarding safety for the freezer because now you have testified that you are going to have children playing in an area that has access to a freezer door.

Mr. Ragab- We can put shrubs around the cooler or create some sort of barrier.

Mr. DeSarno- There doesn't need to be a handle on the outside of the freezer only time it would be open is if you're accepting deliveries.

Mr. Kittner- There's got to be some thought into the safety protocol.

Mr. DeSarno- Safety would be that you can't get in from the outside of that freezer.

Mr. Vella- Is that what you're proposing? You told us you haven't figured out what type of freezer your using.

Mr. DeSarno- We are not going to provide any threat to the children in the way the freezer is constructed.

Mr. Vella- So when you provide information on the freezer you're going to provide us one that has no exterior door.

Mr. Ragab- Item H we will comply.

Mr. Kittner- So it's your testimony that you're not sure if your design complies but if it doesn't you'll make it comply?

Mr. Ragab- Yes. Item I the additions are basically on the side yard where there is an auto work shop and it's not residential. Number J we discussed that about the cafeteria and how it was going to be used.

Mr. Vella- You agree to number N correct?

Mr. Moore- The hood that's in the proposed kitchen what type of food is being prepared?

Mr. DeSarno- The testimony was from the last meeting that the need for the kitchen was to provide the needed pre-requisite to the state of New Jersey to allow the lunch to be served and Dr. Shaikh testified that it's mainly warming up lunch.

Mr. Moore- So what is the purpose of the hood if they are not preparing the food?

Mr. Ragab- They will be cooking.

Mr. Vella- Does the board have any more questions for the architect?

Mr. Bace-Will there be any health care station?

Mr. Ragab- Yes. If you want us to designate the area for that we have an office in the back but typically there will be a nurse stationed.

Swearing in Jeff Fiore Traffic Engineering

Mr. Vella- We will mark as A-5 Traffic Impact Study dated February 7, 2014.

Mr. DeSarno- We have an A-6 which is an updated one responding to the questions raised by CME.

Mr. Fiore- We prepared a supplemental traffic analysis incorporating the data which no one has seen.

Mr. Vella- Mark as A-6 supplemental traffic report dated 6/4/2014.

Mr. DeSarno- Mr. Fiore you have conducted a traffic study at the site and will you please explain to the board what you're findings are with regard to the ability of traffic to move through and around.

Mr. Fiore- We conducted traffic counts at the site access along Holly Avenue and 12th Street as well as the intersection of 12th Street and Holly Avenue and per Mr. Kittner's request we also analyzed the intersection of 12th Street and Laurel Avenue. We studied Wednesday January 29, 2014 and Thursday January 30, 2014 between the hours 7-9am and 2-4pm. We counted these hours because the school operates from 830am- 3pm. To determine trip generation of the site we consulted the IT trip generation manual.

Mr. Kittner- What addition did you use?

Mr. Fiore- The 9th addition. The variable to provide the trip generation for a private school is the number of students. We have been provided with an existing number of 125 students and proposed to increase to 200 students. Looking at table 1 on February 7, 2014 report the existing student size body generates 101 trips during the AM peak hour and 122 during the PM peak hour. With the increase of students it will generate a 61 trip increase during the morning peak hour and for the PM peak hour it's a 44 trip increase. We are considered not a significant increase in traffic. We were asked to analyzing two scenarios by Mr. Kittner one assuming access on Holly Avenue is open during peak hours and one analyzing with the access remained closed. Looking at the two intersections there's no change in level of service or delay with the addition of site traffic. Now going to the June 4th supplemental report table 2 our-

Mr. Vella- Let me interrupt you're aware of the condition that the Holly Avenue access was supposed to be closed correct?

Mr. Fiore- That's correct.

Mr. Vella- Did you observe it open or closed as part of your traffic study?

Mr. Fiore- It was open.

Mr. Vella- The original traffic study it was open contrary to the resolution?

Mr. Fiore- That's correct. So looking at the scenario that the Holly Avenue access is open for entering traffic there is very little change in the level of service. The cut off level of service between C and D is 25 seconds we increased that by 1 second.

Mr. Kittner- Is there a way to mitigate that increase in level of service so you can bring it back to where it was which is C?

Mr. Fiore- No I think the increase is so nominal.

Mr. Vella- On page 5 of your old report, in our original resolution we required that the Holly Avenue entrance be closed during the drop off and pick up times. You observed it open and how many ins and outs during the AM peak and the afternoon peak were in and out of Holly Avenue which they shouldn't have been because requiring it to be closed which it was supposed to how much traffic will we have been able to have taken off of Holly Avenue.

Mr. Fiore- There was 36 trips through that way during the PM.

Mr. Vella- So we could have taken 36 trips off of Holly Avenue if the applicant had complied with the resolution.

Mr. Fiore- Yes that's what scenario D in the June 4th report represents.

Mr. Vella- What has changed that we should void the previous condition of approval?

Mr. Fiore- I will get to that because I think that was more towards the queuing of the drop off and pick up times on site and potentially spilling back onto Holly Avenue. We did parking observation during the same time we did the traffic counts. Our first time there were 23 vehicles parked on site and in May the maximum cars parked on site were 16.

Mr. Kittner- I think the definition reads plus the spaces for students that drive.

Mr. Fiore- Looking at the employees we are required 15spaces with (inaudible) drive separately that's 30 we need. We are expanding 11th and 12th grade and at the last hearing it was testified to that 10 students would be in the 11th grade and 10 in the 12th grade. I'll go and make an estimate that all 20 students will drive to the school so that's 50 spaces we are provided 59.

Mr. Pobega- Where will they park when there is functions at the school?

Mr. Fiore- We didn't analyze that. Regarding pick up and pick up a maximum of 2 vehicles were queued at the site. We are modifying the circulation to be one way counter clockwise which today it's a 2 way.

Mr. Kittner- You're saying that the circulation is currently 2way and you're not referring to the access from Holly.

Mr. Fiore- The interior isles are 2way.

Mr. Pobega- Is that the lower or upper isle?

Mr. Fiore- No the upper isle will remain 2way traffic.

Mr. Kittner- If the Holly Avenue access close which is required from the previous approval would the site still circulate cars and vehicles properly?

Mr. Fiore- Yes.

Mr. Kittner- Do you have an idea on what the largest vehicle is that would circulate this site?

Mr. Fiore- Mr. Leff demonstrated at the last hearing that it is a smaller school bus. In regards to the question earlier about deliveries it would have to be a box truck.

Mr. Kittner- Just to clarify the use of the school bus is that existing?

Mr. Fiore- That is proposed.

Mr. Vella- If Holly Avenue is closed as per our resolution can a school bus come in on 12th and exist the same way?

Mr. Fiore- Yes.

Mr. Kittner- Regarding testimony by Mr. Leff there were some geometric changes and curb revisions that had to be made at the entrance.

Mr. Fiore- Yes if the school bus comes in via Holly Avenue there would be some driveway modifications to accommodate the turning movement.

Mr. DeSarno- In regards to traffic study was it your testimony that it makes no difference whether the Holly Street entrance is opened or closed.

Mr. Fiore- I think it's matter of convenience.

Mr. Vella- So nothing has changed as part of this application that would warrant a change in the prior resolution of condition?

Mr. Fiore- My understanding was that restriction was placed because of the board's concern of queuing back from the drop off area.

Mr. Kittner- Would you say that Laurel Avenue is more suited to handle a higher load of traffic than Holly Avenue?

Mr. Fiore- Yes.

Mr. Pobega- Do we know when the deliveries are going to be made?

Mr. Fiore- I do not know that.

Mr. Pobega- If you have a box truck backing up in a parking lot with kids there's a safety concern.

Mr. DeSarno- Having no kitchen deliveries now I guess that would be totally wide open.

Mr. Vella- Since they're not preparing lunch on site all the lunches are brought in. So if all the lunches are brought in is it every morning?

Dr. Shaikh- The initial idea was to have a kitchen but the Zoning Officer would not agree to have the lunch program without the kitchen. We would consider cooking on premises also. We still do whatever is needed to schedule deliveries.

Mr. Skowronski- How many buses will be coming in?

Mr. Fiore- One bus that will serve 16-18 students.

Mr. Kittner- How much distance is the beginning of the drop off area to Holly Avenue?

Mr. Fiore- Roughly 100ft.

Mr. Vella- Do you see the nursery school drop off/ pick up to be different than the regular school?

Mr. Fiore- That's probably a 2 or 3 minutes process based on the time you walk around. We are also talking about a total of 20 kids so I don't see a condition where all 20 will come at once.

Mr. Kittner- Given the fact that school starts at a specific time giving your peak hour evaluation maybe has to be narrowed to a smaller time period.

Mr. Fiore- I understand your point with the daycare that is adding a different element however based on the number of daycare students and with our observation drop off is from 8am-845am.

Mr. Vella- How many cars will it take before you start queuing up from Holly that interfere with the traffic coming in from 12th Street.

Mr. Fiore- We'll have a little more than 80ft along with the first internal intersection where you have the entrance from Holly and make a left onto 12th Street approximately 70ft there.

Mr. Vella- It just seems that you are limiting your amount of queue space by letting Holly Avenue open.

Mr. Kittner- I do respect your testimony but I do have a concern about the cars possibly queuing into Holly Avenue.

Mr. Vella- We will allow the members of the public to have a turn to speak and ask questions.

Swearing in Lori Rodriguez 133 8th Street

Ms. Rodriguez- You're website it advertising daycare from 7am-7pm Monday thru Friday.

Dr. Shaikh- This is referencing to our old location.

Mr. Bace- What time does the night classes run from?

Dr. Shaikh- 7pm until about 10om.

Swearing in William Kolibas 287 Laurel Avenue

Mr. Kolibas- What is the annual tuition?

Mr. Vella- It's not relevant to this board.

Mr. Kolibas- What is the need for a full kitchen?

Dr. Shaikh- We wanted it to be usable even if we wanted them to cook for them.

Mr. Kolibas- Why have you closed the fence on Holly?

Dr. Shaikh- I have sometimes found it open and it improved the circulation.

Mr. Kolibas- If they put a 6ft fence up it will depreciate the value of our properties.

Swearing in Chief Joe Schroeck 7 5th Street

Mr. Schroeck- If gates are shut and locked we will cut them open. We are not opposed with the fencing but we will have to talk about it.

Mr. Vella- I thought the fire regulations were that the trucks had to be able to access all four parts of the building.

Mr. Schroeck- I will have the chiefs review the plan again without the boarding school and have them put together a report.

Swearing in Colleen Staff 107 Holly Avenue

Ms. Staff- Where are the parents with toddlers going to park to walk them into school? Brookdale was a parking nightmare and that's why it's raising a problem now.

Dr. Shaikh- If there was a problem we could change the start time of the Pre-K

Swearing in Jean Trudell 109 Holly Avenue

Ms. Trudell- I live directly right across from the Holly Avenue access. Brookdale was a nightmare and we do not want to have to deal with it again. There are lights coming into my house during the night and loud voices.

Swearing in Elise Bruguiger 60 Holly Avenue

Ms. Bruguiger- You are going to offer college classes even with the absence of a formal articulation agreement with a school with any institution.

Dr. Shaikh- No.

Swearing in Mr. Kathawa 8 Hazel Place

Mr. Kathawa- I just want to say that Dr. Shaikh is very qualified. He will be good for the community. I think you should give him the additional grades.

Swearing in Brooke Kolibas 287 Laurel Ave

Ms. Kolibas- Are you aware that on your website the only access to the site is on Holly Avenue?

Mr. Vella- I'll have to check.

Ms. Kolibas- They have not taken care of the shrubbery since the last meeting and I would like to note that they don't take care of the snow removal.

Swearing in Paul Alde 114 9th Street

Mr. Alde- Does anyone from Hazlet go to the school?

Mr. DeSarno- I don't think that's an appropriate question.

Swearing in Chris McManus

Mr. McManus- Are you aware that on your website you have an even scheduled for this Saturday?

Dr. Shaikh- It is school related and there will be 50-60 people and will be over by 10pm.

Mr. Vella- Hopefully by the next meeting you will have the revised architectural plans and we can resolve some of this stuff.

VOICE VOTE: YES

Motion to Adjourn: Sole Offer

Next Meeting: July 17, 2014

Patricia Cullen

Secretary

