

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
May 9, 2017
Minutes**

COMMITTEE PRESENT

Freeholder Director Ronald G. Rios
Mr. Matthew Vaughn, Chairman
Mr. George M. Ververides, Director of County Planning
Mr. Richard Wallner, County Engineer
Ms. Rani Goomer
Mr. Vincent Martino
Mr. Erik Wong
Steven D. Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Development Review Secretary

STAFF PRESENT

Mr. Jim Lentino, Principal Planner, Development Review
Ms. Jeanette A. Tugya, Senior Planner, Development Review
Ms. Mrunali Shah, Engineering

PUBLIC PRESENT

Mr. Shawn Haussermann, Council President, South River
Rabbi Zaklikovsky, Chabad Jewish Center
Mr. Andrew Feranda, Cabad-Monroe, Shropshire Assoc.
Mr. Marc Leber, East Point Engineering, Chabad, Monroe
Mr. Lawrence B. Sachs, Esq., Chabad-Monroe, Monroe
Mr. Dave Akins, Piscataway Township

Chairman Matthew Vaughn called the meeting to order and read the notice presented at the commencement of each regularly scheduled Development Review Committee Meeting in accordance with the Open Public Meetings Act.

Salute to the Flag.

Moment of Silence.

The Secretary called the roll, and it was determined that a quorum was present.

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I. Minutes

Mr. Wong moved, seconded by Ms. Rani, to approve the Minutes of the March 28, 2017* meeting. Motion carried unanimously. The Minutes of the April 11, 2017 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

- a. Prologis (South Brunswick Warehouse), South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for the return of a performance guarantee in the amount of \$1,563,189.00 and retain an application fee in the amount of \$1,000.00, from the 10% cash portion in the amount of \$156,318.90 and return the balance of the cash portion in the amount of \$155,318.90, return the performance bond in the amount of \$1,406,870.10, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

III. New Business

A. Development Applications Rejections - None

B. Sketch Plats

- a. 975 Amboy Avenue, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. Lots 65-A & 66-A, Block 106, River Drive, LLC, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- c. Cultural Center-Livingston Avenue, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - d. Suburban Development, 146 Archangela Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a classified "" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
2. Preliminary - None
3. Final
- a. Regency @ Monroe-Phase 10, Sheet 1 of 2, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final plat approved for filing. Motion carried unanimously.
 - b. Regency @ Monroe-Phase 10, Sheet 1 of 2, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final plat approved for filing. Motion carried unanimously.
 - c. Oaks at Glenwood, Sheet 1 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
 - d. Oaks at Glenwood, Sheet F2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
 - e. Oaks at Glenwood, Sheet G2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
 - f. Oaks at Glenwood, Sheet H2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.

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- g. Oaks at Glenwood, Sheet I2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- h. Oaks at Glenwood, Sheet J2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- i. Oaks at Glenwood, Sheet K2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- j. Oaks at Glenwood, Sheet G3 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- k. Oaks at Glenwood, Sheet H3 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- l. Oaks at Glenwood, Sheet I3 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- m. Oaks at Glenwood, Sheet J3 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- n. Oaks at Glenwood, Sheet K3 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- o. Oaks at Glenwood, Sheet G4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- p. Oaks at Glenwood, Sheet H4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.

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- q. Oaks at Glenwood, Sheet I4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- r. Oaks at Glenwood, Sheet J4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- s. Oaks at Glenwood, Sheet K4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- t. Oaks at Glenwood, Sheet G5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- u. Oaks at Glenwood, Sheet H5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- v. Oaks at Glenwood, Sheet I5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- w. Oaks at Glenwood, Sheet J5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- x. Oaks at Glenwood, Sheet K5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- y. Oaks at Glenwood, Sheet H6 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- z. Oaks at Glenwood, Sheet I6 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.

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- aa. Oaks at Glenwood, Sheet J6 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- bb. Oaks at Glenwood, Sheet K6 of 29, Old Bridge - - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- cc. Oaks at Glenwood, Sheet H7 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- dd. Oaks at Glenwood, Sheet I7 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- ee. Oaks at Glenwood, Sheet 29 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.
- ff. 24 Major Road, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final plat approved for filing. Motion carried unanimously.

4. Site Plans

- a. 57 Station Road-Compass Cranbury, Cranbury - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; for a performance guarantee to be determined; a drainage report from the municipality; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD ; Date Deed Due: August 8, 2017; road opening permit. Motion carried unanimously.

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- b. 922 Amboy Avenue, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for an exempt site plan. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. 975 Amboy Avenue, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for an exempt site plan. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. Lot 19F, Block 643-DD, Hasmukh Patel, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs L, P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; for a performance guarantee to be determined ; road opening permit. Motion carried unanimously.
- e. Kiddie Academy, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- f. Cultural Center-Livingston Avenue, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for an exempt site plan. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- g. Boylan Funeral Home-Easton Avenue, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing,; for a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: August 8, 2017road opening permit. Motion carried unanimously.

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- h. Igesia Manantial DeVita, Inc., Perth Amboy - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for an exempt site plan. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- i. The Crossings at One Clubhouse, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- j. Florida Grove Apartments, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs L, P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; for a performance guarantee to be determined; stormwater maintenance agreement; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

IV. Communications - None

V. Such Other Matters That Have Been Carried Over and/or Other Issues

- a. Chabad of Monroe, Monroe –

Jim Lentino addressed the Committee; regarding an application in February; Chabad of Monroe, Prospect Plains in Monroe. One of the conditions was the driveway access that's going to be coming out in the intersection along the frontage. The conditions associated with the intersection that would need to be done to fulfill their application access. Larry Sachs, Esq. is here and would like to speak to you about that.

Lawrence Sachs, Esq. on behalf of the Chabad in Monroe; what Mr. Lentino did indicate that History is correct. The property is located at 125 Prospect Plains Road, Lot 27.02 and Lot 17.02; prior to making a formal submission to the Monroe Township Planning Board because we obviously have frontage on a County Road, on Prospect Plains Road at that time we submitted an application to the Middlesex County Planning Board. At that time we provided the Board and your Staff with Site Plan as with a Traffic Study.

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Mr. Sachs started that we received your approval to this project on March 2, 2017 and as Mr. Lentino indicated on page two of that approval under section 11-7.12 there is a comment about Traffic Control and it stated that driving that driveway control; were requesting a full signal movement at that intersection.

Mr. Sachs state that as I stated we provided Staff and the Board with a site plan traffic signal; what we are seeking today is to request relief from that particular condition or a waiver of that condition. I have a few witness here who will briefly testify, and describe the site to you as well as the Traffic Engineer; and can discuss as to why you came to the conclusion of the Right Turn in and Right Turn Out at the driveway of Prospect Plains, from the traffic stand point is safe and I also have Rabbi Zaklikovsky.

Mr. Sachs introduced Mr. Marc Leber, PE, PE.

Mr. Sachs asked Mr. Leber Mr. Leber you are the project Engineer for this property?

Mr. Leber answered Yes I am.

Mr. Sachs asked You have prepared the plans that are on project?

Mr. Leber answered Yes.

Mr. Sachs asked You are a Licensed Engineer?

Mr. Leber answered yes.

Mr. Sachs asked Can you identify the plans that you have in front of you? (showing plans); describe the plans that you have in front of you and communicate what it depicts.

Mr. Leber answered This is Sheet 3 of the plans provided to the County; (pointing to plans); Once again the address is 152 Prospect Plains Road; it is a 2.4 acre parcel shape sorta...(discussion and pointing to the plans)...half

Mr. Leber stated that the site plan was to have driveway access on Prospect Plains Road; Right Turn Out...(pointing to plans...inaudible)...sidewalk across the property...

Mr. Sachs asked If, you would just indicate where the signalization is located...

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Mr. Leber stated Sure, signal head, it is hardtop see (pointing to plans) which regulates traffic...in the middle of the site there is another signal head that regulates the East/West traffic flow and finally traffic going South on 615 has an option to go Right of Left by the Gas Station...on this side is houses. The other intersection the signals are actually...(pointing to plans)...

Mr. Sachs asked In terms of the County's jurisdiction; obviously on the sites frontage; not on the site itself...depicted where the houses...(pointing to plans) the parking...Right Turn In off of Prospect Plans and a Right Turn Out with a pork chop island (plans)...(discussion inaudible)...

Mr. Ververides asked What specifically is being constructed? Is this a House of Worship?

Mr. Sachs answered the Chabad already exists in town; their located already in Monroe Township; their looking to build I believe it's 2,400 square foot building with associated parking, it will be utilized as a House of Worship for Friday and Saturday Services, Holiday Services; I don't believe there is any intention for a religious school there. Rabbi Z is here...there is minimal activity.

Freehold Director Rios asked What is the size of the congregation?

Mr. Sachs stated I could have Rabbi Z answer that question.

Mr. Cahn asked Explain to me the Island you are talking about...

Mr. Sachs asked the Pork Chop Island?

Mr. Cahn stated its not here now (referencing plan)...

Mr. Leber stated that it is not present were now...(inaudible)

Mr. Cahn stated I'm looking at...

Mr. Leber asked which photo are you looking at?

Mr. Cahn stated we have an aerial photograph, that looks like it South, shot from the North...

Mr. Leber stated the only thing you will see there is the woods...we keep the driveway to the East side of the property so that the exit lane...(pointing to plans)...direct the cars...(inaudible with discussion)...

Mr. Ververides asked Is this the only access to the property?

Discussion (inaudible)

Mr. Ververides stated I understand that there is two (2) traffic signals on that site? Are they to be synchronized? How is that to be...(discussion...inaudible)

Mr. Andrew Feranda, Professional Engineer in the State of New Jersey...

Mr. Sachs stated Just a few back ground questions... You prepares Traffic Studies which was submitted to the Middlesex County Planning Board?

Mr. Feranda answered Yes.

Mr. Sachs asked You are the area Traffic Engineer...is that correct?

Mr. Feranda answered yes.

Mr. Sachs asked You can testify in front of the Planning Board and Zoning Board...

Mr. Feranda answered Planning Board's thru-out the State; I review for Traffic for Cranbury Township and Freehold Township.

Mr. Sachs stated I know that there are some questions about the traffic study; before you answer that questions if you could just talk about your study and your findings for this particular project.

Mr. Feranda stated that as a Traffic Engineer we were retained to look at the roadway and intersection adjacent to the property; the roadway of Prospect Plains, and the intersections Half Acre, specifically (pointing to maps)...this is a split intersection (discussions)...this shows thee Half Acre to the South and then there is Half Acre to the North. The site is on the South side of Prospect Plains Road.

Mr. Fernanda The intersection works as one signalized intersection...as one controller that works together (pointing to maps) for the signalization we did count at the intersection; we progressed the traffic to thee Novell year 2018, we added in traffic for the site and we did analysis under the existing conditions, Novell conditions and built conditions. We based on our access as being a Right In and Right Out; outside of the intersection.

Mr. Fernanda stated that the conditions on the roadways and intersection do not change the overall level of service for the intersections and we did grade them separately for the level of service, levels on peak period, for level service A and peak period level am morning and pm afternoon and weekends and Saturdays from 11 until 2.

Mr. Fernanda stated that the intersections work at levels of service, there are some delayed movements from the side streets for level of service north bound...south bound movement on Half Acre (pointing to maps; in auditable)...traffic on Prospect Plains Road is very directional heading West in am and heading East in pm.

Mr. Fernanda stated that our site as were proposing the driveway is stop control just outside of the intersection. As such it doesn't necessarily influence any of the operation of the intersection in any outbound movements from our driveway where the stop control and would wait for any movements on Prospect Plains Road. In bound movements generally are not on the intersection; right in movements they would take any of the East bound traffic of Prospect Plains...additionally left turns from South bound Half Acre could make that movement...as they get there...they could enter the site left turn lane into our right in only driveway

Mr. Fernanda stated that with this driveway what were proposing, there are no changes to the signalization intersection...one thing I would like to also add that there is a gas station on the North side of Prospect Plains Road this gas station has several driveways that also have stop control into the intersection. One of the driveways is across from Half Acre Road, the south portion of Half Acre road I do not believe that the signalized that they have stop control into the intersection, directly into the intersection; where our driveway is outside of the intersections.

Mr. Fernanda stated that our site only has 125 foot of frontage, 60 feet of that frontage is within the signalized intersection, the remaining 65 feet are outside the signalized intersection, the inbound lanes are just after the signalized intersection and the outbound lanes are very near the property line...I believe you have the overall aerial...(pointing to maps...in auditable) house to the east of the where our driveway is...

Mr. Ververides asked where is the house?

Mr. Fernanda stated the house is gone...but, it might be shown on your Aerial...

Mr. Ververides asked what is on the property between the site and Half Acre Road?

Mr. Fernanda stated that I believe it is a wooded...also vacant...so it's been...it's now vacant, the houses are removed but...it is vacant from the property frontage across to the Half Acre Road

(Committee Discussion...in auditable)

Mr. Ververides asked so it's vacant at the present time? In light of the present concerns my thought was is there any possibility or a chance as to getting an easement that you could make a driveway off of Half Acre Road and not bring it out on the frontage...

Mr. Sachs stated that we have pursued that avenue...we have not had success yet.

Ms. Rani Goomer asked the traffic approaching from the East side, Prospect Plains (pointing to map)...ingress and egress...you stated that people coming out...will turn right

(Committee Discussion...in auditable)
(Pointing to map)

Mr. Fernanda stated that the it will be right out only and head east...

Ms. Goomer asked where will they have to...

Mr. Fernanda stated the west bound traffic...

Freeholder Director Rios asked where will they enter from?

Mr. Fernanda stated they would work to the...east...west of the site they would have to make their way back...it is right in and right out that's ...

Mr. Cahn asked how are they going to do that she asked? In other words how am I going to do that if I'm driving west and I want to get into the site...instead of making a illegal left what am I to do, how am I to get in there...would I have to make a U-Turn?

Mr. Fernanda stated that eventually they would have to make a U-Turn, either they if they were making a left turn at Half Acre (*pointing to map*) making your U-Turn...and then make their way back...again this is a right in and right out, that's why there was an island a channelizing island which reinforces that movement, that there would be no left turns into the site from this location (*pointing to map*)...

Freeholder Director Rios asked so other words somewhere along the line (*Pointing to map*)...people going, coming from the east going to the west they are going to have to make a left onto Half Acre Road and then go into...I guess into these...this warehouse parking lot make a U-Turn or into these...are these residences here (*pointing to map*)...is that correct?

Mr. Sachs stated yes as some point yes they would potentially would have to make a U-Turn, I think we know that as will probable that will happen over time is that...anyone who is driving to this site will determine the side the route of access, that is less impactful, so they may certainly approach from coming north on Union Valley Road or the will approach coming east on Prospect Plains. Most of the congregation lives within the Township of Monroe, so; they'll obviously, they will figure out how to get to this site.

Mr .Sachs stated I know we have many, many sites in Middlesex County that are not uncommon with this type of situation, I have seen them...as a municipal attorney for four towns in Middlesex County... I sit several time a week in front of zoning boards, planning boards as a municipal attorney that we see it all the time but, I think what happens is obviously they will determine how to get to the site...

Mr. Sachs stated that we understand that as some point and again it will probably not happen too quickly is that the County plans on doing something at the intersection improvements at Prospect Plains and Half Acre we know that is not happening anytime immediately...

Mr. Cahn stated let me ask; just for a point of clarification we at least in the area turned down Applicant's on three-way intersection...the last one was in Piscataway...what is the plan at the intersections?

Mr. Richard Wallner stated there is nothing progressive right now, there is no active project...there will probably be nothing in the next five to ten years almost...

Mr. Fernanda asked can I add, just to give you a perspective, I want give volume to the peak periods,... the Jewish Center, Synagogue...based on the ITE for 24,000 Sq. Foot Jewish Center there would be four am trips, two in two out, during the pm 41 trips, that would be 19 in 22 out and on a, during the Saturday services there would be 66 trips, 28/38 so, what we are projecting is based on the ITE there will be 66 trips 28 in, 38 out, now that could certainly modified by the operation...I would let Rabbi speak to his actual congregation, this is what I would support as a traffic engineer, this is to what I have to use based on the square footage...again Rabbi can give you a little bit more detail there.

Mr. Fernanda stated but, what we are looking at is approximately 30 trips in on the weekend...that will be trips coming from different area's coming from the east, west, north, south (pointing to maps) the trips, some will have to find their way around, if, that is a fraction of the trips, 28 trips on the roadway; there could be a hand full or two per trip depending upon the west bound and then they would have to find a way back to Prospect Plains east bound

Mr. Ververides asked I assume on your special holidays' that you would have police protection out there?

Mr. Sachs answered yes. And obviously I'm sure that would be something that Monroe Township...

(Committee Discussions)

Mr. Sachs stated that one other thing, actually the Rabbi brought it to my attention there is a dentist office right on the corner pass the gas station, I don't know if you are familiar with it, that is a right turn in and a right turn out is it not?

Mr. Fernanda stated yes I believe it is a right in and right out.

Mr. Sachs stated in fact I represented them when I got their approval in Monroe, I know that they did come to this board for County approval, at least with this site with a right turn in and right turn out for that intersection, I know that it is not the same type of use.

Mr. Sachs asked if everything is ok Mr. Fernanda?

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Freeholder Director Rios stated I have a question for my Engineer, if I may Mr. Chairman...My concern is safety and I think your concern is safety as well?

Mr. Richard Wallner answered yes.

Freeholder Director Rios asked maybe you can give me a recommendation; what do you feel this application with the traffic signal...

Mr. Wallner stated we, when we looked at this site, and we had been looking at in excess of a year and a half is that at one point after meetings and discussion our positions remained pretty consistent that the signal needed to be modified and the driveway need to be signalized this was consistent as Steve said was the decision the board came to as Deegnan Roofing property in Piscataway, the situation is virtually identical where we required that the modified signal, we are applying the same standard where we do a signal if there was a driveway we would signalize it for use of this kind.

Freeholder Director Rios stated OK.

Mr. Wallner stated at this point there is no driveway there. So, we are basically applying a consistent application here to this site.

Mr. Cahn asked have you looked into getting a right of way not the Monroe piece but the piece where there are a couple of homes on it? (*pointing to map*) From my perspective immediately to its rest...is there any chance of getting access there (*pointing to map*)?

Mr. Sachs answered yeah that's owned by a private property owner, there have been discussions, because we certainly...if you want I can have Rabbi talk about that...it's not something that has happened yet, I don't think it will happen.

(Committee Discussion)

Mr. Ververides asked if this should be proponed since we have a 3:30 Planning Board meeting?

Mr. Cahn stated we have one minute I think.

Mr. Sachs stated that he had one more witness, introduces Rabbi. Mr. Sachs asked Rabbi to stated his name and address for the records.

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Rabbi Zaklikovsky, 261 Gravel Hill Road, Monroe Township.

Mr. Sachs asked Rabbi concerning the High holidays, what is your average attendance? Friday night service?

Rabbi answered 8 to 10 people. Saturday morning about 15 to 20 people.

Mr. Sachs stated to Rabbi obviously, it is your expectation for more in your congregation is that correct?

Rabbi stated yes but, not in a major scale.

Mr. Sachs asked intern that the High Holidays how many do you expect?

Rabbi stated that currently we use the Monroe High School and we have an arrangement with the Monroe Police Department for traffic control.

Mr. Fernanda stated that we would do the same thing at this site.

Mr. Sachs stated that a questions came up about getting access or easement to the property to the left, have those attempts been made?

Rabbi stated that I have been in communications with corner property, we tried getting, the immediate corner, but, the Township took it for Open Space, the reason I wanted it is to be able to get access but we couldn't. The next house is an elderly women who's been in the house from birth and it's been in her family for many generations...(pointing at map) she has the apple orchards and the fields behind it, she is absolutely adamant from not moving from that property or any kind of easements.

Rabbi stated that she is prepared to take on the Town, I will continue to pursue it further. Let's face it I think we have pretty much exhausted our efforts there, I wish it were a different situation but it's not.

Rabbi stated that he wanted to address the question regarding how people were to find their way around, our people are basically from the Adult community which is why that specific place is so important to us, because with the seniors what they need is visibility and convince, that's the perfect place for them.

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Rabbi stated that the people who are coming are basically to be coming from the north of the site. For instance, Concordia, there is an entrance on Half Acre Roadway, Ponds the same way, Deer Brook from the north going south Greenbrier north from south (*pointing to map*) very, very little will be coming up to make a left turn in, if somebody wants to come from one of the developments there they will basically come around from Jamesburg down Half Acre and then they will be able to go in right...but, for the standard residence, the one's that are our congregation I think they are basically all coming from that direction (*pointing at map*) serve as a perfect controlled easy and convenient in and out.

Mr. Sachs stated just to summarize Concordia, Ponds is just of your site on Union Valley Road...

Rabbi stated that the area at the Ponds, Renaissance, Four Seasons, Clearbrook, Greenbrier and Concordia are all north of the property and they all can come down (*pointing to map*)

Mr. Sachs stated Greenbrier can come down Half Acre Road and make a left at...

Rabbi stated that there will be people from the back walking to the site from the back of Concordia, that will also minimize the traffic on Saturdays with that route.

(Committee Discussion)

Freeholder Director Rios stated Mr. Chairman just for the record I would like to make a comment, this is why we have professionals as our engineer Mr. Wallner and I value his opinion and his professional expertise, I think it is a valuable opinion on his part that this is an important intersection or potential intersection in which could be a potential danger if there is not a signal there to coordinate with the other one that are there as well, I have to yield and agree with his position

Mr. Cahn stated just procedurally we have already given conditional approval, you have a right to be heard and listen to them it is a tough situation for everyone and a legal perspective, we don't have to take any action unless the chair or somebody wants to move; we don't need to do anything.

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Mr. Sachs stated the only thing we were seeking relief from that condition, if somebody wants to make a motion that's fine if they don't want to make a motion then we will leave it...

Mr. Cahn stated traditionally we don't, when people come in to seek a relief unless we are going to take some action we don't take an action, we allow them to state their piece, I will say you are always welcome to come back if you have another proposal I'm sure you are welcome to come back with some other modifications, I can't speak for the members but, I'm just giving you the advice, unless somebody wants to do...

Mr. Ververides stated that my suggestion would be as Freeholder indicated to give them the opportunity to either come back maybe work on a alternative with our engineering department.

Mr. Sachs stated I'm not sure that is not feasible at this point. I would assume that from, I guess nobody is going to make a motion at this point to excise or vacate that condition so that issue will remain then as far as the courts are concern.

Mr. Cahn stated you are welcome to come back with another proposal, encompass with the Engineers conditions is on it, there is formally here and there is informally with the staff you are always welcome...

Mr. Sachs stated we understand that, we appreciate the time that you have afforded us today, we thank you.

VI. Public Comments - None

VII. Adjournment

Since there was no further business to come before the Committee, on a motion made by Mr. Ververides, seconded by Mr. Wong, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher
Development Review Secretary