

BOROUGH OF ENGLISHTOWN UNIFIED PLANNING/ZONING BOARD

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KEITH MANDATO

JERRY LEONARDIS

THOMAS KIRKLAND

MEETING

April 24, 2018

7:30 p.m.

The regular meeting of the Unified Planning/Zoning Board of the Borough of Englishtown, held in the municipal building, 15 Main Street, Englishtown, New Jersey 07726.

1. Meeting called to order
2. Swearing in of re-appointed members:

Kathy Bien, Class IV Official	4 year term expires 12/31/21
Jerry Leonardis Class IV Official	4 year term expires 12/31/21
3. Roll Call
4. Reading of the sunshine statement.
5. Moment of silent prayer and salute to the flag.
6. Public Portion- Agenda Items Only
7. Application 2018-001 Amended Preliminary and Final Site Plan

9. Approval of January 23, 2018 minutes
 10. Public Portion- Non-agenda Items
 11. Adjournment
-

Meeting called to order at 7:32 PM

Jerry Leonardis and Kathy Bien were sworn in.

Sunshine Statement was read, a moment of silence observed and the Pledge of Allegiance was said.

Roll Call:

Present: Harvey Klein, Tom Reynolds, Wayne Krawiec, Jerry Leonardis, Kathy Bien, Jim Mastrokalos, Keith Mandato, Paul Robilotti

Absent: Cindi Robilotti, Tom Kirkland

Also present were Planning Board Attorney Daniel Green, Planning Board Engineer Tom Herits, and Planning Board Secretary Celia Hecht

Application 2018-001 Ahle Baith Amended Preliminary and Final Site Plan

***Background information- in 2008 Ahle Baith was approved to build a two story 26,000 square foot building. It was never built and they are back with an amended site plan. Now the site plan is for a 18,000 square foot building. This site is in both Englishtown and Manalapan.

Gerald Sonnenblick's credentials as attorney is accepted.

Dr. Razvi- a founding member of Ahle Baith- is sworn in.

Ahle Baith has been in Englishtown since 1990. There are about 125 families in the congregation. The architect is the same but the elevations of the building are different.

Larry Cirangle was sworn in and his credentials as architect is accepted.

It will be a one story building.

There will be weekly services Thursday 8:30pm- 9:30 pm, Fridays from 12-1 PM (Daylight savings time) or 1-2 PM (Standard Time), Saturday religious instruction 10:30-2:30 in the old building. During Ramadan daily for one month, every night 9:30-11:30.

There are 4 other Holy Days of which 2 have evening services and 2 in the morning from 9:30-11:30. There will be wedding and pre-burial services. The latest services are, is 11PM.

Questions from the Board:

Harvey Klein: About how many people belong to the congregation?

Dr. Razvi: About 150 families.

Jim Mastrokalos: And that translate into how many people?

Dr. Razvi: 250- 300 people

Paul Robilotti: Will the new building draw new members?

Dr. Razvi: We hope so, but we do not think too many.

MARKED INTO EVIDENCE

A_1 Picture of building

A-2 1ST floor floor plan

A-3 Elevation drawing (front and east)

A-4 Elevation drawing (back and west)

A-5 Preliminary concept

A-6 Sign

A-7 Colored rendering of site plan both municipalities

A-8 Arial colored rendering of the site plan- both municipalities

Larry Cirangle- Architect- credentials are accepted.

A-2 Prayer Hall 6000 square feet and the fellowship room. Building is simple there is a dome. Separate ladies and men sections for praying. Very safety conscience design. Plenty of egress and regress. It exceeds code. The building will be behind a row of trees. We will be asking for a variance so that the sign will be 22 inches off the ground not 12 which is permitted.

Michael Geller Engineer and Planner- credential are accepted and he is sworn in.

The site is on the corner of Tracy Station Rd. and Mount Vernon St. Most of the building is in Manalapan. 487 Feet of frontage on Tracy Station Rd. and 368 feet of frontage on Mt. Vernon. There are no environmental issues.

There will be one parking space per three congregants. There will be one 36 foot wide 2 way driveway. There will be a 5.4 by 22 inch sign which is within the boroughs criteria. There will be an irrigation basin. Water will run into it from the parking lot and a House of Worship is a conditional use. There is no negative criteria. They are asking for Design waiver. The parking spaces are supposed to be 10X 20 and they are asking for 9X18. They already have water and sewer connections. There is landscaping. They are asking for a sidewalk waiver. In regard to the engineers report, they have no problem complying with any of his requirements. Instead of the 50 ft. buffer at Tracy Station Rd., they suggest a row of 4 foot hedges, along the parking spots to block the headlights. There will be a 50 foot buffer between the property and the next neighbor. Lights will be off no later than 11 PM.

Keith Mandato: Where will the light post be and how tall? Will they be shielded?

M.G.: In the parking lot. There will be six lights twenty-five feet high. They will be shielded. They are low impact and low glare. We will make sure the trees are not in the sight triangle.

Paul Robilotti: The trees along Tracy Station Road forms almost a fence. The houses that have a hedge in front causes a blind spot, the trees will really make it very dangerous.

MG: The trees will be out of the sightline. The trees will also be pruned at 7 feet.

Tom Herits: Does the build require sprinklers?

M.G.: No, but we will have sprinklers.

They will be retaining the old sight. They will build a sidewalk from the old sight to the entrance of the new sight. The sign will be 26 inches off the ground. Total of 4 sq. feet

Wayne Krawiec: What is the plans for the old building?

Dr. R.: It will be classrooms for religious instructions.

John Rea is sworn in and his credentials as a Licensed Traffic Engineer is accepted. We did a Traffic survey when traffic is at the highest level at peak hours- the level of service is a B-which is considered a good level of service.

Harvey Klein: Is a traffic light needed at the exit?

JR: None is needed

Tom Herits: Has the traffic changed much since the 2008 report?

JR: It is basically the same.

QUESTIONS FROM THE PUBLIC

Eric Wachenheim- 37 Heritage Dr. Englishtown NJ The condition of Mt. Vernon Street

Dan Green- It is in Manalapan, and we can't discuss it. Their meeting is Thursday and you can discuss it then.

He questions the number of days the traffic study was done, and the validity of the study.

He also states that traffic in this town is terrible especially for the 1st responders.

Megan Lewis- 50 LaSatta Ave. What are the hours of the school on Saturday?

Dr. R: From 10:30 AM to 2:30 PM

ML: The field where they park always is full.

John Goswick- 57 Tracy Station Rd. Manalapan, NJ The lot is filled until 12-1 in the morning. Can we get some assurance about the times.

The Mayor speaks about how the residents are entitled to quiet after 11 PM. That sounds carry further, late at night. How congregants after hours should go to someone's home or a restaurant, if they want to socialize after services.

Dan Green and Jerry Sonnenbleck, confer and this is what was agreed upon.

Dan Green: As a condition of agreement we can have signs posted, that people must leave the premises by 11 PM except holy days. Lights will be turned off at 11pm and the parking lot must be vacated by 11:30 PM

Aziz Fatima Naqvi-23 Greenbridge Dr. Manalapan, NJ. Services usually end by 11 PM and a few of us stay later to clean up.

Phil Lewis- 50 LaSatta Ave. Three feet hedges just aren't high enough to block the lights from

the cars, from coming in our windows at night. He also questions the validity of the traffic report.

Jerry Sonnenblick: We can make them higher.

Dan Green confers with engineer and Jerry Sonnenbleck and it is agreed that the hedges will be four feet high.

Wayne Krawiec: The way they have it planned now, parking will be more organized and less will be facing your homes. They are in my back yard. Over the years, I have heard them, but overall, they are very good neighbors, very respectful.

Thomas Dryer- 55 Tracy Station Rd. They chant until 1-2 am. Questions, traffic study, and why they want to build another building, when they did not have much growth. I would like another tree buffer along my property line.

Dan Green: This is a Manalapan issue.

Lt. Peter Cooke- Englishtown Police-Can the corner of Mt. Vernon and LaSatta Ave. be pulled back. It will be safer.

Michael Geller: Yes it can be.

Lt. Cooke- Can a side walk also be built around all of the new building property.

Jerry Sonnenbleck: It will be very expensive and no one will use it. We will build a sidewalk from the old building to the new building.

Motion to Approve Application 2018-001 With conditions of time limits and signs posted, subject to engineers approval, four foot hedges, street cut-out on LaSatta and partial sidewalks.

Motion: Harvey Klein

Seconded: Wayne Krawiec

Ayes: Klein, Mandato, Krawiec, P. Robilotti, Mastrokalos, Bien

Abstain: Leonardis, Reynolds

Absent: C. Robilotti, Kirkland

Motion to approve January 23, 2018 minutes

Motion: Tom Reynolds

Seconded: Wayne Krawiec

Unanimous

Motion to Adjourn 10 PM

