SAYREVILLE BOARD OF ADJUSTMENT

**MINUTES OF MAY 2, 2018 – SPECIAL MEETING**

**The regular meeting of the Board of Adjustment was called to order by Mr. Green, Chairman and opened with a salute to the flag. Mr. Green announced that the meeting was being conducted in accordance with the Sunshine Law.**

**Members of the Board of Adjustment present were: Mr. Green, Mr. Henry, Mr. Kuczynski, Ms. Catallo,**

**Mr. Corrigan, Mr. Esposito**

**Absent Members: Mr. Foley, Mr. Emma, Mr. Sivilli**

**Also present were: Mr. Kemm, Attorney, Mr. Cornell, Engineer, and Mr. Barre, Planner**

**Before beginning the meeting; Mr. Green announced that Mr. Emma would be excused from the meeting tonight due to medical reasons.**

**#16-13 Shri Bhaktinidhi 717 Washington Rd. Use Variance/Site Plan**

**Mr. Kantowitz presented his closing statements that the applicant is seeking a Site Plan approval as well as variance approval for Use and D1 variances. All testimony was clear and addressed several conditions regarding traffic, the condition of hiring police, posting signs in all direction to the site as well as e-mails to attendees. He stated that if there were any other conditions they would be willing to agree. He asked that the board consider approval of the applications.**

**Mr. Green thanked the applicant and staff for providing the proper information to the board. He then thanked the board members for their assistance and participation. Mr. Green said everyone needs to know that if it were not for the 12 parsonages, this would have been a Planning Board application. The land use law allows for the structure and all other issues falls within the State, Government and Municipal governments. Board members are guided by Federal, State and Land Use and the applicant is asking for expansion of their 1993-1994 approval.**

**Mr. Green then made a motion to approve the application, but before the vote the following conditions of approval were presented by Mr. Kemm:**

**Sayreville Zoning Board – Shri Bhaktinidhi, Inc. (#16-13)**

**Conditions**

**For 11 large events (holidays):**

1. **Will continue to coordinate traffic control issues with the Police Department in advance of events**
2. **Will continue to employ off-duty Police Officers for events as determined by the Police Department**
3. **Will continue to distribute flyers and email blasts to the congregation advising of additional off-site parking locations and to obey traffic officers and parking regulations**

**SAYREVILLE BOARD OF ADJUSTMENT - SPECIAL MEETING**

**MINUTES – MAY 2, 2018**

1. **Signage shall be in place at least one week in advance in the following locations:**
	1. **On west bound Washington Road at the intersection of Minnisink Avenue; and**
	2. **On east bound Washington Road at the intersection of Ernston Road**
2. **Will continue to use off-site parking at, and busing to and from, the schools (middle school and high school). Will continue to negotiate to obtain additional off-site parking locations, including the (a) Faith Fellowship, (b) Dupont, (c) Park and Ride in Sayreville (Raritan Street), (d) Park and Ride in Sayreville (9 and 35), and, (e) Park and Ride in Old Bridge**

**General Conditions:**

1. **Apartments. The 12 apartments shall only be used for priests, cantors, cooks and other person performing religious functions as testified to by the Applicant, and shall not be used for visiting congregants or like guests.**
2. **Parking Lot. The parking lot shall be used on a first-come, first-served basis, and there shall be no reserved, VIP or like restricted parking as testified to by the Applicant.**
3. **Will not schedule two (2) potentially large events on the same day, such as a wedding and a high priest visit.**
4. **Religious wedding ceremonies are permitted; however, no wedding receptions or like non-religious celebrations.**
5. **The Applicant in coordination with the Board Engineer shall conduct traffic studies during the first full year of operation of the new temple, which studies shall include:**
	1. **Traffic counts during normal week day activities**
	2. **Traffic counts during normal weekend activities**
	3. **Traffic counts during a wedding**
	4. **Traffic counts during a high priest visit**
	5. **Traffic counts during (a) the Diwali event usually held in November (this is the large new year’s type event with fireworks) and (b) the Holi event usually held in March (this is the big event 2000-3000 people with the bonfire) and which shall also include corridor study along Washington Ave. between points as determined by the Board Engineer to record length of time cars are in traffic**
	6. **Submit a traffic report after the first year of operation to the Board Professionals. If the report shows an increase in traffic above 5% of the levels testified to by Applicant’s Traffic Engineer, then the Applicant shall meet with the Board Professionals and Police Department to determine if additional measures should be employed to alleviate the impact of the additional traffic including obtaining additional off-site parking locations.**

**SAYREVILLE BOARD OF ADJUSTMENT – SPECIAL MEETING**

**MINUTES – MAY 2, 2018**

**Comply with Heyer Gruel Report to the Board Planner’s satisfaction, specifically:**

1. **Will add additional landscaping in and about the stormwater basin**
2. **Will add a fence along the eastern property line**
3. **Will endeavor to retain as many mature trees in the front of the property as possible**
4. **New sign shall comply with zoning regulations and old sign will be removed**

**Comply with CME Report of March 22, 2017 to the Board Engineer’s satisfaction.**

**Mr. Kuczynski seconded motion to approve. Mr. Green asked for cooperation on the application to make it pleasurable. Roll Call:**

**Yes:**

**Mr. Green**

**Mr. Henry**

**Ms. Catallo**

**Mr. Corrigan**

**Mr. Kuczynski - Mr. Kuczynski questioned the holidays mentioned and asked if there were two holidays**

 **which are more than one day. Mr. Kantowitz said the Holi was 1 day and Diwali was**

 **5 days and there is a larger attendance on the weekends for their holidays. Mr. Kemm**

 **stated that a traffic study will be on a more heavily attended day. Mr. Kuczynski**

 **indicated there has been a lot of talk about the traffic and this is a concern to him.**

**Mr. Esposito – Mr. Esposito stated he is voting yes but would like to see them seek another location**

 **In town.**

**SAYREVILLE BOARD OF ADJUSTMENT – SPECIAL MEETING**

**MINUTES – MAY 2, 2018**

**MEMORIALIZATION OF RESOLUTIONS**

**#18-06 Kathryn Poland 113 Morgan Ave.**

**Mr. Green asked for motion to memorialize resolution; Mr. Corrigan made motion; Ms. Catallo seconded. Roll Call:**

**Yes: Mr. Green, Mr. Henry, Mr. Kuczynski, Ms. Catallo, Mr. Corrigan, Mr. Esposito**

**#18-07 Marcin Stepien 2 Eugene Blvd.**

**Mr. Green asked for motion to memorialize resolution; Mr. Corrigan made motion; Mr. Green seconded. Roll Call:**

**Yes: Mr. Green, Mr. Henry, Mr. Kuczynski, Ms. Catallo, Mr. Corrigan, Mr. Esposito**

**ADJOURNMENT**

**There being no further business to discuss, Mr. Green asked for motion to adjourn, Mr. Kuczynski made motion to adjourn; Mr. Emma seconded, motion carried.**

 **Respectfully submitted,**

 **Joan M. Kemble**