

CAUCUS SESSION: 7:15 P.M. Municipal Building First Floor Conference Room
Deal and Monmouth Roads
Oakhurst

REGULAR MEETING: 7:30 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

MEMBERS PRESENT: Tracy Berkowitz, Alt. I
Mario Delano, Alt. III
Brian Lefferson, Alt. IV
Russell Malta
Henry Schepiga, Vice Chair
Richard Van Wagner

MEMBERS ABSENT: Jane Grabelle
David Messer
Leon Pflaster, Alt. II
Warren Goode, Chair

OTHERS PRESENT: Sanford Brown, Acting Board Attorney
Marianne Wilensky, Planning Administrator
William Fitzgerald, Board Engineer
James Higgins, Board Planner
Margo Simpson, Board Secretary
Recording Secretary

OTHERS ABSENT: Mark A. Steinberg, Zoning Board Attorney

Chairman Warren Goode announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice was sent to the Asbury Park Press, the Coaster, and the Atlanticville, posted in the Township Hall, and filed in the Office of the Township Clerk on May 2, 2011.

MINUTES FOR APPROVAL A motion was made by Mario Delano and seconded by Russell Malta to approve the **minutes from the meeting of May 12, 2011**.

In Favor: Delano, Lefferson, Malta, Schepiga
Opposed: None
Ineligible: Berkowitz, Van Wagner
Absent: Grabelle, Messer, Pflaster, Goode

RESOLUTION MEMORIALIZATIONS

Agnaldo Olinski
Block 128, Lot 11
1302 Garven Avenue
Wanamassa
Bulk Variance Denial

MOVED: Delano SECOND: Malta
FAVOR: Delano, Malta, Schepiga
OPPOSED: None
INELIGIBLE: Berkowitz, Lefferson, Van Wagner
ABSENT: Grabelle, Messer, Pflaster, Goode

Fulvio Figliola
Block 26.04, Lot 38
370 West Park Avenue
Oakhurst
Bulk Variance Approval

MOVED: Delano SECOND: Malta
FAVOR: Delano, Malta, Schepiga
OPPOSED: None
INELIGIBLE: Berkowitz, Lefferson, Van Wagner
ABSENT: Grabelle, Messer, Pflaster, Goode

NEW CASE

Ilan High School Building Association
Block 207, Lots 1, 8
1200 Roseld Avenue
Wanamassa
Zone R-4

This is an application for conditional use variances and minor site plan approval with 'c' variances.

Attorney for the applicant: Michael J. Wenning, Esquire

In the absence of Chairman Warren Goode, Vice Chair Henry Schepiga chaired this meeting. He had the Board's information packet marked as **evidence B-1**. Board Planner James Higgins read his report, dated May 19, 2011, into the record. He explained that the use of the facility is being changed from a Synagogue to a dual use as a Synagogue and a School. He suggested that the trees along the south side of the property should be removed and replaced with a new row of trees to buffer the residential properties to the south. He noted that there are no sign details provided on the plan; they must be provided.

Mr. Higgins noted that the applicant is not asking to change any landscaping. However, there should be a copy of a landscaping plan prepared for the entire site. The trash area needs to be screened. There is also an old chainlink fence along Roseld Avenue that should be removed. Mr. Higgins felt that there is excessive parking on the property and the number of stalls could be reduced.

Board Engineer William Fitzgerald explained items from his report, dated May 25, 2011. He felt that the parking stalls could be reduced in size, but disagreed with Mr. Higgins assessment about reducing the number of stalls and felt that in looking to the future and the possibility of a different owner, the number should be increased. He felt that there should be a one-way drop-off area provided for the busses. The trash enclosure needs to be hidden with a buffering of plantings.

Mr. Fitzgerald noted that there appears to be a drainage line running across the property that needs to be shown on the plan. The lighting needs to be brought up to current standards. The pavement is in poor condition. He recommended that the parking lot be seal-coated immediately with a plan to pave it in the future, which could be phased. The lighting also needs to be fixed immediately and replaced with a phasing plan.

Michael Wenning, Esquire, representing the applicant, explained that the applicant has an on-going and operating high school in Elberon and they are looking for a new location. The subject site is perfect for what the school offers. Mr. Wenning presented Hannah Diamond, one of the Principals of the High School. Ms. Diamond explained that the school has been located in Elberon on Park Avenue since 1995. There are currently 96 students in grades 9 through 12. It is a four-year girl's high school with a curriculum that exceeds State standards. The lease is up at the current location. The students come to school by bus or carpool.

Ms. Diamond said that they are looking for an enrollment of 125 students. If necessary, they will use two busses. There is a staff of 35 part-time people. After four years, they expect an enrollment of about 150 students, but they do not expect to increase the staff which includes teachers, administration, custodians, and a support staff.

The hours of operation for the school are 8:30 AM to 4:50 PM, Monday through Thursday, and 8:30 AM to 12:30 PM on Friday. The staff arrives about 8:15 AM and leaves about 5:30 PM. There is a dual curriculum with one set of staff in the morning and another in the afternoon. During the year there are two parent nights with about ¾ of the parent body attending. There are no awards ceremonies. The only event is graduation. There is also a summer school.

About half the students bring lunch and lunch the others is delivered daily. Students are allowed to drive to school. The enrollment runs from Brooklyn to local.

Board Member Brian Lefferson asked if the students have any physical activities. Ms. Diamond said that one class per day goes to the JCC for gym.

Board Member Richard Van Wagner questioned daily bussing of students from Brooklyn. At this point Ms. Diamond explained that they have a bus from Brooklyn and a yellow mini-bus for local students.

Mr. Wenning showed a video DVD presentation of Ilan School, dated December 3, 2010. It was a brief documentary of the the school and the students.

Mr. Lefferson asked if the busses are regular school busses or larger busses that transport the students from Brooklyn. The larger busses create a lot of noise. Ms. Diamond said that they are large Coach busses and they stay on the site for the entire day.

Mr. Fitzgerald said that they would require about six parking spaces to accommodate a large bus. It must be shown that the Coach busses will be able to maneuver on the site.

In the absence of the Board Attorney, Sanford Brown, Esquire, sat in as Acting Board Attorney. Mr. Brown told the applicant that they needed to set maximums in their numbers of students and faculty for clarity in the approval. It was decided that there would be a maximum of 160 students and 40 staff.

Mr. Brown asked how many students drive to school. Ms. Diamond said that the senior class has 20 students and there are currently 8 student drivers. Mr. Wenning noted that they do not limit driving to seniors. Some juniors are old enough to drive too.

Vice Chair Schepiga said that the bus that is left onsite all day will not be allowed to idle all day. The applicant agreed.

Mr. Wenning said that in terms of curriculum, they have religious and secular. Ms. Diamond said that the religious classes include Bible courses and lectures by Rabbis. The secular classes are general English, Math, Science, History and gym.

Mr. Brown asked if they are closed for any other holidays other than the Jewish Holidays. Ms. Diamond said that they observe Thanksgiving, President's Day, Memorial Day, and other general holidays.

From the audience: David Miller, 1203 Herbert Avenue, said that as a resident of the neighborhood, he objects to a school on the property.

From the audience: Heather McKnight, 1137 Interlaken Avenue, was concerned that there are minimal sidewalks in the area. She said that there is a lot of traffic on Interlaken Avenue and felt a traffic study should be done to address the speeding.

From the audience: John Waldron, 1207 Herbert Avenue, questioned whether there is enough room on the site to accommodate a growing school. Mr. Schepiga said that it is the burden of the applicant to prove that the site will work.

From the audience: Sharon Parlatti, 1205 Roseld Avenue, said that she lives directly across the street from the subject site. They have removed all the trees on the property and the lights are on until 12:30 AM and shine into her house. There needs to be some kind of buffer where the bushes were removed.

Ms. Parlatti noted that the video showed the students cooking, yet the applicant stated there will be no cooking onsite. She also wanted to know where the bus will park.

Mr. Wenning said that there is no intention to have a cafeteria style lunch. There is a kitchen onsite that might be used for some cooking classes. Ms. Diamond said that the lunch food is delivered daily in one vehicle.

Mr. Higgins felt that there could be a condition of approval that the lights cannot be on at night.

Mr. Lefferson asked if the students are allowed off the property during their lunch hour and if they are allowed to smoke. Ms. Diamond said that they are allowed to go off-site during the 45 minute lunch. Smoking is not permitted.

Vice Chair Schepiga said that if the students are allowed to drive off-site at lunch time, then that adds more traffic movement to the site. He felt that there needs to be testimony regarding how much movement will be involved with the school including students and faculty because this is a quiet residential neighborhood.

Ms. Diamond said that there are 35 teachers, but they are not all on the same day. They are staggered. The maximum number of classes at one time is 12, which would need 12 teachers, 12 support staff, 3 administrators, and 3 custodial employees. All teachers are not there every day.

Mr. Schepiga asked if there is a Principle. Ms. Diamond said that she is the AM Principal and there is another PM Principal.

From the audience: Heather McKnight requested that the eastern side of the building be buffered so that she will get less noise.

Mr. Wenning presented Lawrence Shapiro, who explained that he was a member of Temple Beth Torah when it was at the subject property. Since it merged with Temple Beth El and became Congregation Torat El he has been on the Executive Board. The congregation consists of approximately 600 family units which includes about 1400 members of the congregation at varying times. It is a Conservative Jewish Congregation that drives on the Sabbath, which is Friday evenings and Saturdays, and also drives on holidays.

The Temple holds up to twenty Bar/Bat Mitzvahs per year. There can be 20 to several hundred congregants at an event. There has been a religious school with students numbering from 70 to 150. Currently, there are 70 students who come up to four times a week on Monday and Wednesday evenings from 4:00 PM to 6:00 PM and on Sundays from 9:00 to 10:30 AM. There are also adult groups that meet in the building.

The Hebrew School has a good amount of traffic between 4:15 and 4:30 PM and again from 6:00 to 6:15 PM. It is the same on Sunday mornings. There are also other events on Sundays. On holidays the parking overflows down the side streets. All of this will be discontinued if the current application is approved. The congregation will be moving to Monmouth Road.

Mr. Shapiro said that the subject building has a social hall with a dance floor that can hold up to 350 people. There is a full kitchen and a Sanctuary that seats about 150 people. The staff included the Executive Director of the Temple, two secretaries, the Rabbi, the Cantor, the Executive Director of the School, and five or six teachers.

Mr. Brown asked about the merger of Temple Beth El and Temple Beth Torah. Mr. Shapiro said that it is a merged congregation now called Congregation Torat El, but the school is still located on Roseld Avenue. Once the sale to Ilan goes through, the building on Monmouth Road will be revamped for the school.

Planning Administrator Marianne Wilensky noted that the Board's information packet had a report from the Fire Marshal that calculated the occupancy requirements for the subject building's rooms.

Mr. Wenning presented Sol Tawil, Chairman of Ilan High School Board of Directors. Mr. Tawil addressed the proposed Synagogue use on the subject site. He said that it is their intention to accommodate the families in the neighborhood who are looking for a Temple. They have 15 to 40 congregants for Saturday services and Friday night if they request it. They will never use the building when the school is in use. It is an Orthodox congregation that uses no cars on Friday night or Saturday. They only walk. Some congregants may drive on Friday night and leave their cars there until Saturday night.

Mr. Tawil said that there are currently 150 seats in the Sanctuary and some of them will be removed. There will be no functions or rentals to third parties.

Mr. Higgins asked about the hours of use for the services. Mr. Tawil said that the service times are seasonal. They meet on Friday nights for one hour, on Saturdays for ninety minutes during the day and two hours in the evening.

Mr. Higgins felt that the lighting can be turned off at 10:30 PM. The applicant agreed.

Vice Chair Schepiga noted that since there will be a dual-servicing use of the property, there needs to be testimony on the traffic. Leaving cars overnight might be a security issue if the lights are turned off in the parking lot.

Vice Chair Schepiga noted that the congregation might grow and asked what would happen if there are 200 people in the congregation. Mr. Tawil explained that he did not expect that the congregation will grow because people from Brooklyn find it hard to live here and they move back to Brooklyn. There has been no growth in population in recent years.

After a brief break, Mr. Tawil said that he conferred with the applicant and they have agreed that there will be no overnight parking on the property and that the congregation will have a maximum of 50 people.

Mr. Wenning presented John Rea, Traffic Expert for the applicant. Mr. Rea explained that he did a Traffic Impact Analysis dated May 4, 2011 (later marked as **evidence A-3**). The scope of the analysis included visiting the site to take peak hour counts on Logan Road and Roseld Avenue at 7:00 to 9:00 AM and 4:00 to 6:00 PM. He also took counts on Interlaken Avenue.

Mr. Rea said that he also took counts for the applicant's existing school on Park Avenue in terms of projecting for the use on Logan Road. The applicant is looking for a maximum of 160 students. He took the volumes for the 100 students in Elberon and doubled them.

Mr. Rea explained that he took calculations at intersections for Levels of Service with 'A' being the highest level of service and 'F' being the lowest. Level of Service is based on waiting time. At the access to the parking lot across the street from Interlaken Avenue the Level of Service was 'B' in the AM and 'C' in the PM. The delay to motorists will be moderate and within acceptable limits. The parking should be adequate with 124 parking spaces onsite.

A copy of the site plan, dated March 21, 2011, revised through May 3, 2011, was marked into **evidence A-2**. Mr. Rea noted that the Board Engineer suggested a one-way circulation in a drop-off area for the school busses. This request can be accommodated. The parking lot can be altered for the busses with a 16' bypass lane so cars can drive past the busses. The busses will enter on Logan Road and exit on either Roseld Avenue or back onto Logan Road. If the school bus remains on the site, it will take up six parking stalls.

Mr. Rea said that the Traffic Engineer's function is to make sure the intersections have the capacity to handle the traffic in a safe manner. It is not uncommon to find schools in residential areas. The subject site is at the intersection of two collector roads. From a traffic perspective it is an appropriate location.

Mr. Rea said that the subject school operates like any other school. There will be brief areas of activity in the morning before the school starts and at the end of the school day. There should be staff to monitor that the curb cuts are used correctly.

Mr. Lefferson said that he was concerned with the Coach busses on residential streets. They should be restricted to Logan Road only because they are loud.

Mr. Higgins asked if the Coach busses will be able to maneuver the site. Mr. Rea said that the site can be changed to accommodate the busses. Mr. Fitzgerald said that the Board needs to see a bus circulation plan.

From the audience: John Waldron asked if the busses will be restricted to park on campus or will they be parking off-site. He did not want to see them parked on the street all day. Herbert Avenue is a very narrow street with one-side-only parking.

Vice Chair Schepiga said that there is no restriction from parking on the street and there is a potential that it might happen. Mr. Fitzgerald suggested conditioning the approval on on-site parking for the busses only.

Mr. Waldron asked if the Ocean Township public school routes were taken into consideration during the traffic counts. Mr. Rea said that the busses were included in the counts he took.

From the audience: David Miller asked how many busses Mr. Rea counted going south in his count and if the turning radius into the subject property is wide enough for Coach busses. Mr. Rea said his records indicated six school busses during his count times. The radius will be checked and modified if necessary.

Mr. Wenning presented Richard DeFalco, Engineer for the applicant, who said that the intent is to use the site in its present condition for a school. There will be no changes to the building or the parking. There is a row of Douglas Fir trees on the south property line that needs to be replaced. There is a 6' board-on-board fence on the rear lot line on the south side of the property.

Mr. DeFalco said that they can comply to the recommendations of the Board Engineer. There needs to be an ADA van parking space added. Three handicap spaces are required. The lighting can be upgraded and placed on a timer with security lighting on the building. The trash area is blocked by a wall on Logan Road and can have a planting buffer planted on the Roseld Avenue side.

Mr. Van Wagner felt that the Board needs to know if there are standards by the State regarding the building.

At this point, there was discussion about when this application will be next heard by the Board. The applicant requested another special meeting. It was decided to carry the application to the meeting of June 2, 2011, at which time an announcement will be made as to when a special meeting will be held.

Meeting adjourned 10:10 P.M.

Margo Simpson
Board Secretary
Recording Secretary