

BOROUGH OF ENGLISHTOWN UNIFIED PLANNING/ZONING BOARD

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MEETING September 24, 2019 7:30 p.m.

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. Reading of the sunshine statement.
 2. Meeting called to order and roll call
 3. Moment of silent prayer and salute to the flag.
 4. Public Portion- Agenda Items Only
 5. Application 2019-0001 19 Tennent Ave. Minor Subdivision
 6. Application 2018-001 Ahle Baith- Revision of Resolution
 7. Approval of April 24, 2018 minutes
 8. Public Portion-Non-agenda items
 9. Adjournment of Meeting
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Meeting called to order at 7:32 PM

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

Roll Call:

Present: Harvey Klein, Tom Reynolds, Wayne Krawiec, Keith Mandato Jerry Leonardis,
Paul Robilotti and Cindi Robilotti

Absent: Jim Mastrokalos, Kathy Bien, Tom Kirkland

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

Application 2019-001 19 Tennent Ave. Minor Subdivision

Michelle Scarpone-owner of property and Robert Burdick-Pt. Pleasant, New Jersey-Engineer and Professional Planner were sworn in. Mr. Burdicks credentials were accepted.

They have two lots, one is conforming one is not. They want to subdivide into two conforming lots. Both houses will be conforming and no variances are needed. They agree to adhere to the suggestions in the engineering report by Tom Herits Mr. Herits also asked if they intended either the library or office to be used as bedrooms, because the plans show closets. Mr. Michael Lopez is sworn in. He is the contractor. He says that it is built in shelves in both the office and library, and the plans will be changed to show this. There are no questions from the board or public.

Motion to Approve Application 2019-001

Motion: Wayne Krawiec

Second: Cindy Robilotti

Ayes: H. Klein, K. Mandato, T. Reynolds, C. Robilotti, P. Robilotti, J. Leonardis, W. Krawiec

Nays: none

Abstain: none

Absent: K. Bien, J. Mastrokalos, T. Reynolds

Application 2018-001- Ahl'e Baith- Resolution Revision

Gerald Sonnenblick- was sworn in. He is the attorney for Ahl'e Baith.

In the original resolution, the building would be closed at 11:30 PM except for the few holy days when the praying is later. There was to be signs in the parking lot no parking after 11:30 PM.

They now would like no restrictions on closing the building. Most nights they will be finished by 11:30 PM.

The front of the property which is in Englishtown will have parking, and that will have restrictions of

No parking after 11:30 PM. The rear of the property, will have no parking restrictions. The rear of the property is located in Manalapan. The parking will not affect the residents. By New Jersey state law, a religious institutions hours cannot be limited. Before we open the public portion, I want to reiterate, that the only thing we will be open for discussion will be the amendment that there will be no mention of the vacating the property and the parking in the Borough of Englishtown.

Public Portion

Eric Wachenheim-37 Heritage Dr. Doesn't understand how an agreement can be made, and all of a sudden, they don't understood what they agreed to. It is a quality of life issue.

Dan Green interjects that while, he understood the agreement to mean one thing, Mr. Wachenheim understood to mean something else, and Mr. Sonnenblick and his client took it to understand something different, to which he cannot testify to. But this Board, and the Borough of Englishtown can not legally restrict the hours of any house of worship. We are restricting the parking on the Englishtown side of the property, but we have no right to restrict the parking on the Manalapan side.

Eric Wachenheim- I understand that, but this is an important thing. I don't understand how they couldn't have understood this, it was very clear.

William Lewis 50 LaSatta Ave. If it is no big deal, why not have the time restrictions? Do I have to call the Police when there is noise or they are parked there after 11:30PM?

John Goswick 57 Tracy Station Rd. Manalapan In the back, that is where I live. I'll have the lights in my windows, and the noise waking up my kids.

Shan Ali 46 LaSatta Ave. I live across the street from the current Mosque. I do not have a problem with the noise. I have 3 small kids, believe me if they were woken up my wife would be complaining. I think the new building will make things better.

Keith Mandato- Board member-I just want to have clarification of a statement- that it is unconstitutional to limit their hours, both attorneys answer yes. So this whole thing is moot.

Syed Hassan-2408 Candlelight Court Helmetta, NJ 08828 I am one of the volunteer who is in the parking lot. If the administration puts out a notice that you are not supposed to do XYZ the congregation will not do XYZ. I will make sure no one is parked after 11:30 PM and I will make sure they are quiet.

Meaghan Lewis- 50 LaSatta Ave. I have the ring. Even if they park in the back, when they leave, their lights will set off my ring, I have young children, and I don't want them woken up.

Safaraz Naqvi- 23 Green Ridge Dr. Manalapan -one of the founders of the Mosque-We try to be good neighbors. With the new building, we would be able to the community events, where the town would benefit. When there is an event at the Assisted Living next door, we always allow them to use our parking lot.

Mayor Reynolds are we subject to a law suit if we do not allow this? Both lawyers answer yes.

Dan Green- The revised resolution will change the words from parishioners to congregants and will eliminate The wordage requiring the application to vacate the premise by 11:30PM

Motion to pass revision to resolution for Application 2018-001

Motion: Wayne Krawiec

Second: Paul Robilotti

Ayes: H. Klein, K. Mandato, W. Krawiec, P. Robilotti, Jerry Leonardis

Nays: None

Abstain: C. Robilotti, T. Reynolds

Absent: J. Mastrokalos, K. Bien, T. Kirkland

Motion to Approve January 22, 2019 minutes

Motion: Thomas Reynolds

Second: Keith Mandato

Ayes: H. Klein, K. Mandato, T. Reynolds, W. Krawiec, P. Robilotti, C. Robilotti

Nays: None

Abstain: C. Robilotti, T. Kirkland

Absent: J. Mastrokalos, J. Leonardis

Public Portion- Non Agenda Items- No one spoke

Motion to Adjourn: 8:55 Unanimous