

Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
July 09, 2015

- Call to order:** **Call to Order by Mr. Felix James 7:35pm**
- Pledge of the Flag:** **Led by Mr. James**
- Sunshine Law:** This is a regularly scheduled meeting of the Pine Hill Planning and Zoning Board. This meeting has been duly advertised and is in full compliance with the Sunshine Law.
- Roll Call:** Mr. Felix, Mr. Waddington, Mr. Ford, Mr. Shultz, Mayor Green, Councilmen Robb, Mr. Greer
Absent: Mr. Castor, Mrs. Bruno, Mr. Hagy, Mrs. Ciotto
Professionals: Solicitor: Mr. Saponaro, Engineer: Mr. Dougherty, Planner Mr. Muracsewski
- Correspondence:** **None at this time**
- Approval of Minutes:** Mr. Shultz made a motion to approve the minutes of June 11th, seconded by Mr. Ford. Roll Call, “aye” Mr. James, Mr. Ford, Mr. Schultz, Mayor Green, Mr. Greer, “abstain” Mr. Waddington, Councilman Robb. Motion Carried
- Resolution 2015-9:** Resolution approving certain variances to permit construction of an addition on property located at 101 West 3rd Avenue in the Borough of Pine Hill also known as Block 86, Lots 90, 91, and 92 Motion made by Mayor Green; seconded by Mr. Ford Roll Call: “aye” Mr. James, Mr. Ford, Mr. Shultz, Mayor Green, Councilman Robb, Mr. Greer; “abstain” Mr. Waddington Motion Carried

Resolution 2015-10:

Resolution granting minor site plan approval and a front yard setback variance to Pine Hill Market, Inc., for an Ice Cream Parlor and storage for property located at 712 Erial Road also known as Block 71, Lot 1
Motion made by Mayor Green; Seconded by Mr. Ford
Roll Call: "aye" Mr. James, Mr. Ford, Mr. Schultz, Mayor Green, Councilman Robb, Mr. Greer; "abstain" Mr. Waddington
Motion Carried

Application 2015-2:

TLBU Foundation, Inc. (International High School)
400 Erial Road (Former St. Edwards School)
Minor Site Plan

Mr. James: Are the applicants here

Miss. Platt: yes; good evening my name is Donna Platt I'm the attorney for TLBU Foundation, INC.; and good evening Mr. Mayor, Mr. Chairman, members of the board and professionals. We are here this evening for a completeness review as well as a minor site plan application for an international high school called the TLBU International High School at the former St. Edwards Parish School and Convent located at 400 Erial Road. The property is approximately 4-1/2 acers it is in the Institutional Zone and consists of Block 74 and Lots 1, 13 and 26-57; we believe it is an exceptional adaptive use of this site and we are very excited about this application and we are hopeful that the board will be as well after our presentation.

Mayor Green: before you proceed; the application says change of use and site plan waiver, but the attorney's testimony is for a minor site plan. Originally it said Minor site plan, they crossed it off and put change of use and site plan waiver.

Mr. Sitzler: Can you just address the application

Miss. Platt: I most certainly can and thank you Mayor. It was originally submitted as a change of use and site plan waiver not realizing we would be required to proceed with a minor site plan application. Upon the review of your professionals it was determined we should proceed with a minor site plan application at that point we submitted that application and duly noticed the property owners and published the minor site plan application. Thank You

Mr. Sitzler: I think what you are saying you are amending the application in-lieu of having to submit a new one; on which your client is hoping by review and the Public notices that went out this is a minor site plan.

Miss. Platt: Procedurally it would be an amendment correct. So I have with me this evening five witnesses to go forward with our presentations so if I could introduce them and ask your solicitor to kindly swear them in so I can begin with our presentation if the board so pleases.

Mr. Sitzler: Alright

Miss. Platt: Thank You! To my far right I have Mr. Gary White from Churchill Consulting Engineers; the gentleman who just stood up in the white shirt is Mr. Harry Harper he is our Architect & Planner of HSH Architects; The person whom just stood up is Professor Lyou, you are graced with his presence he just flew in yesterday from Korea, he is actually the president of TLBU and he will be presenting the background of TLBU to the board; to his right is Monirith Tola , I think most here are familiar with him he is the project manager for TLBU as well as in house council for TLBU; and we have now Mr. Richard Goldstein who is the Educational Consultant for TLBU International High School. So if they all stand. Can they be sworn in by your solicitor?

Mr. Sitzler: Gentlemen raise your right hands please. Do you swear or affirm that your testimony before the board this evening will be the truth? Can you each answer individually?

Professor Lyou: I do

Mr. White: I do

Mr. Harper: I do

Mr. Tola: I do

Mr. Golsstein: I do

Mr. Sitzler: Thank You gentlemen

Donna Platt: Thank You! May I proceed?

Mr. Sitzler: You may

Miss. Platt: I would first like to call Professor Lyou. You can stand right here and can you please state your name and spell it for the record?

Professor Lyou: I'm very happy for the opportunity to introduce myself and our school plan; my name is Lyou. I have been a professor of law for 35 years and prior to coming to the university I have been a Diplomat for 10 years and mostly I spend in Paris France. When I came to the university I was very impressed for the progress they made in very short time. We have different societies but for over 2000 years and since creation we have all the time lived together. We cannot change the conciseness of man so I thought we could make an institution for education of future leaders that can learn together. So we

bring together mainly each Nation of East Asia first; and for 15 years manage business school very successfully and school is very famous in East Asia. We hope through educational exchange program we can expand cooperation and friendship between East Asia and the United States and East Asia and Europe. We not only offer education but we also offer a special program which is the exchange program, so to exchange from East Asia and Europe and East Asia and the United States. So since the first of time we consider smaller campuses so we can expand, so we have considered Geneva, Haig international Court and Parris and Indonesia; also the United States was considered from the very beginning. But is not feasible so we start international law school and business school in Korea and every year we have international students from United States and Paris of Europe. Having international school would be convenient more easy and more practical we invite outstanding students hopefully from Korea, Japan, China and also we invite from the United States so they have live together and they study together. We offer a very special program not only an academic program but global exchange and a social program at the same time we encourage the personal growth in character because with my experience in training several thousand lawyers since as of beginning of time since 2001. It is good not only for them self but also for their society and their people, so maybe you now understand our school system based on the peace prayer of St. Francis of Assisi which is a very simple system. So this is a very simple introduction of our school and since the beginning of time it is very small and I think if we continue to develop it not only here but in Europe, Washington Area and Northern New Jersey so this is most important infrastructure for lasting peace for United states and Korea and United States and China become very; very close friends. So I think if we can work together this peace making mission would be successful. I hope you understand our proposal; Thank you very much.

Miss. Platt: Professor thank you

Mr. James: I have a couple of questions

Miss. Platt: Professor; wait they have a questions

Mr. James: how many students do you plan enrolling?

Mr. Dougherty: before we go on I was just going to go over some issues with the application if we could

Donna Platt: Yes we could I actually just wanted the professor to give an overview of TLBU and I was going to solicit the testimony from Mr. White to address the completeness issue before we go over the merit of the application most certainly. So Professor thank you.

Mayor Green: So that was not testimony?

Mr. Dougherty: Well it was an introduction to the application, so the application has not been declared complete because there are some issues that have to be clarified until certain items are clarified and then we will proceed

Mr. White: good evening Chairman, Mayor and Board Members

Miss. Platt: Mr. White what is your profession?

Mr. White: I'm a licensed Professional Engineer and Professional Planner through the State of New Jersey, Vice President of Churchill Consulting Engineers and our office is located in Winslow NJ on Route 73.

Miss. Platt: and how long have you been licensed as a professional engineer?

Mr. White: approximately 27 years

Miss. Platt: and presumably have given professional testimony countless times before plan boards, zoning boards, committees and councils

Mr. White: correct; currently I work for Winslow Township on the other side of the case and I represent the Zoning Board in Winslow and Planning Board in Voorhees and present both on the public and private sectors

Miss. Platt: you have been qualified as an expert in the past?

Mr. White: Yes I have

Miss. Platt: so if it pleases the board is the Solicitor prove him as an expert to give testimony

Mr. Sitzler: I think he is qualified

Miss. Platt: I do to; thank you

Miss. Platt: As you know there are two submission waivers/requests in the engineer/planners report

Mr. White: Correct

Miss. Platt: the one deals with lighting and one with landscaping they appear in paragraphs 13 and 15

Mr. White: just information for the board we have identified on the plan is that we intend to maintain all the existing landscaping. So all we did was to pick these up in the minor site plan added color and enlarged it. These trees shown are existing and were picked up by our surveyor, so you can see the existing site is pretty well vegetated both with deciduous trees, shrubbery and landscaping and the intent is to just keep that maintain and enhance it and get it back into proper order so there is no proposal for additional landscaping so at that point we are asking for a waiver for a true landscaping plan. So it is annotated in the notes of the plan as well as the lighting as the Borough knows they have put in decorative lighting along the frontage of the property and we have noted those as well as the building an pole mounted lighting and if the proposal is approved we plan to bring all those lights up to proper working order as well throughout the site to make it seamless like it was when it was St. Edwards School. So those are our two requests.

Miss. Platt: Thank You; there were also in the correspondence from June 24th 2015 from the professionals there are two open items as well in paragraphs 16 and 18, and 16 addresses the sign.

Mr. White: Correct the free standing sign we are not proposing to change its location size or dimension, the only thing we are intending to do as shown in this photo shop that I will pass around the only other thing we would intend to do is reword the wall mounted sign at the same time with the TLBU International High School wording.

Mr. Dougherty: Mr. White was this photo shop photo submitted with the application package?

Mr. White: no that was not it was just prepared for tonight.

Miss. Platt: so if we could have that marked

Mr. Dougherty: So that was not marked, was it submitted in the packet?

Mr. White: so the only difference was the color rendering was not submitted, the minor site plan with identification had the location of trees and lights but this color enhanced of the sign was not with the application package.

Mr. Sitzler: You want to label that as A-1

Miss. Platt: That would be great, thank You

Mr. Sitzler: again that is defined as the color rendering?

Mr. White: Color rendering. Then on Paragraph 18 we did submit a recycling report but did not identify the location and after further review in the field we would locate that trash and recycle pick up in the service area at the rear of the school and we can add that to the minor site plan and any other items that come up tonight we can modify a revised site plan to address that comment and any others we would agree to modify.

Mr. Dougherty: Mr. Chairman if I can run through the time line, June 24th is the second letter we issued. On April 10th 2015 we spoke on the telephone to Mr. Tola and informed him we would sit down with him and review and suggested it was a minor site plan at that time. On May 14th without sitting down to meet with us the applicant submitted the application for the site plan and no details for the proposed activities for the site were submitted with the application, no narrative so we were missing some things on that April conversation where we were looking at the site plan. So on June 2nd with the information we had on hand we declared the application incomplete because a lot of things were not submitted only the survey was submitted as the site plan. Since that Time Mr. White testified that he had resubmitted that culminated with the June 24th Letter and in that as he just alluded to there are still 4 items that are incomplete. At this point with the landscaping and the lighting plan he said the site will remain as it is, another words there will be no plans for additional landscaping the problem is we do not know if there will be any intensified use since it is a school what kind of activities will be going on at the site. So I think it will be premature to waive the landscape plans and lighting since we do not know what is going on. For instance there is in a subsequent submission there is a bus templet that shows so will we need screening as an addition to the landscape plan or is there additional lighting for activities after hours at the site? As far as the bus traffic goes will there be additional screening that is needed since there is a

residence located directly behind the school. So since a waiver has been submitted I would suggest we defer the request in case we would require additional landscaping and lighting. You would defer until we determine the application is complete and get into the testimony of what activity is happening at the site. And as far as the other two items the trash enclosure and the preexisting sign details. The information that was submitted this evening is really not the diminution. Granted it is in the same area but sometimes if the sign gets a little too wordy the people slow down because they have to see it and it could be a hindrance. So as indicated in my June 24th letter they should be a condition and should be part of the site plan approval. So the board might want to entertain deferring all four items to the site plan. I can't waive them off the check list it would be up to the board to do that and I'm just bringing that to your attention that those items would have to be waived or deferred and I would recommend the deferral. Without taking any action I would declare the application incomplete at this time.

Mr. James: Any discussion from the Board?

Mayor Green: I think it is fine that the requested waivers being deferred and at that time I have no problem with the application being declared complete.

Mr. James: Anyone else? Is there a Motion?

Mayor Green: I will make that Motion seconded by Mr. Waddington.

Mr. Sitzler: Does everybody understand the motion?

Mr. James: Roll call please; all "aye" motion carried application declared complete with deferring the requested waivers.

Miss. Platt: Thank you; so I believe there is merit for the application

Mr. Dougherty: Yes, one thing we are saying the application is complete but one thing with our letter dated June 24th and I know with testimony this may come out but we had requested from the applicant on page 4 at the bottom that any future submissions should include information in compliance with design and performance standards with our ordinance. So it is put upon the applicant to make their case that they comply with our ordinance and at this time in my opinion at this point that has not been done. What I was looking for at this time was that a narrative of some sort that the board could follow along during the testimony, but during the testimony tonight the board would be informed. There are a number of issues that have not been addressed at all the number of teachers, students and busses those type of things I know we have asked for a circulation plan and parking details were also a part of that check list that not satisfied but the real meat of it is that it has not been submitted at all. So I would look for moving forward depending on the testimony this evening a circulation statement. A lot of times people would submit a traffic impact study, but I don't think that would be necessary for this type but a traffic statement would certainly be required indicating the number of busses and number of deliveries. If the applicant during the testimony tonight wants to make a statement so we have it on record but in the long run we need some type of tangible document going forward. With that note the application has

been declared complete I just wanted to express my reservations that the documentation and the plan have not met the criteria of the ordinance.

Miss. Platt: So Mr. White going on with the description of the property could you please give that report?

Mr. White: certainly, so

Mayor Green: Just a second with the drawings because I have a bunch of them here.

Mr. White: This is A-1 the Minor site plan

Mayor Green: Thank you

Mr. White: this is slightly enlarged of scale as the plan that was submitted. This is the property known as St. Edwards School and Convent located on Erial Road between 4th and 5th Avenue it occupies approximately 4.3 acers and it is fully improved.

Mr. Dougherty: This is sheet 1 of 2 correct

Mr. White: correct

Mr. Dougherty: it is sheet 1 of 2 if anyone wants to follow along

Mr. White: the schools improvements and we will go through in some detail but basically the concept is to demonstrate that the International High School will be a less intense use of the school than the previously St. Edwards Elementary School and Convent. All the improvements that are proposed would be utilized but no additional impervious and no additional improvements are proposed other than the improvements of existing areas that have fallen into array of a state of disrepair of the property that has sat abandoned for about 4 or 5 years now and is starting to turn the corner of its visual character. So the school property lends itself to our client's use it currently has eight classrooms, the applicant has indicated that in their initial program they would not have more than 80 students and maximum would be 160, and elementary school of this size probably maxed out at 200 to 225 students so with the number of students it would be less than it was during full operation. Also the International High School would be a boarding school making its home at a facility in West Atlantic City where the students will be housed there and bussed here every day and we identified a circulation plan where they will come down Erial Road Turn on 5th and onto the property to unload students and have enough space to maneuver on site and then exit. The students would not be driving to school they would all live off site in West Atlantic City and be bussed to the school. In the first year there might be two or three busses and at max there would be four busses at full capacity. Other operations and your Engineer has made a very valid point and we can address those in a traffic statement. The deliveries such as UPS and others will be the same as it was when St. Edwards was her and will certainly continue, there will be UPS deliveries, mail deliveries and other venders. The overall presentation that will show by the end of the night it is a perfect reuse of this great facility and will be less intense not only to the Borough but also to the residents that live in the surrounding area.

Miss. Platt: So it will be less intense because of the amount of students and the busses verse the cars?

Mr. White: a combination of two things both the type of students will mainly be international students where their family will be living abroad the student will be living in West Atlantic City where the mom or dad will not be visiting the school for activities such as all our local High Schools and Elementary Schools. Things that we are accustomed to if Johnny or Sussi misses the bus mom or dad drive them to school and you have 25 or so cars all trying to all get into the same spot and if you have young kids you have to sign them in so it can become more complicated. These are high school students that will be bussed in so those traffic issues are minimized with regard to transportation no one is driving their own vehicle as far as transporting the student to school so no student will be driving them self to school.

Miss. Platt: And you testified how many busses there will be. How do you come up with that number?

Mr. White: A typical buss holds 45 to 48 students and the goal is to start up with 80 students which is a pretty aggressive number with a max of 160. With all students living in one location that will be filling them to max capacity at one time not stopping at different locations with students getting on and off having a half full bus at any time. The Busses will be coming from the same location and returning in the evening to the same location bringing the students back.

Miss. Platt: So there is no bus going back and forth during the day

Mr. White: Correct

Miss. Platt: So how will they actually going onto the property and how will they park?

Mr. White: "pointing at exhibit A-1" They will be coming down 5th Avenue and pulling in here on the side where this basketball court is that is pretty well dilapidated that is to be removed and this is to be restriped and repaved. They will walk in here at the side door and then the bus will maneuver onsite as shown on the driving templets and park on site.

Miss. Platt: So the pickup and drop off will be on site as opposed to on the road

Mr. White: Correct it won't be on the County Road or the Township Road it will all be self-contained

Miss. Platt: do you have any idea of the hours

Mr. White: the school day is a little longer than our traditional school, so the hours of operation are from 9am to 6:30pm. So they will start a little later since they are coming from further away and will go later into the evening and will not be your regular school rush and are almost the complete opposite of our school day from 7:30 to 2:30 time frame that we are used to.

Miss. Platt: Thank you; so as far as the impact on the surrounding road way can you comment on that

Mr. White: sure, not only is a reuse of the former St. Edwards School and Convent, when you take a look at the Borough of Pine Hill Land Use Ordinance the property is also situated in the institutional use. So not only reusing the same use as a kind of school for school but we are also in a permitted use which is

institutional and the Borough describes institutional as lands owned by the Borough or used for Public or Private purposes for educational facilities including Universities, Collages, Elementary, Secondary, Vocational Schools, kindergarten, Nursery's, Church's and their accessory uses. It goes on to say culture facilities, libraries, galleries, concert halls hospitals. So there are a lot of uses allowed and we are one of those permitted uses and it has been demonstrated in the past.

Miss. Platt: And you were reading from section 23-3.2 of Pine Hill's Ordinance

Mr. White: well that is actually the Institutional use specific to collages hospitals and if you go to the Definition section of their Ordinance on page 6 of 160 it gives a more in-depth definition for intuitional use.

Miss. Platt: Could you read that please

Mr. White: That is the institutional use when owned by the Borough of Pine Hill and when used by the following Public or Private purposes, educational facilities including Universities, Collages, Elementary, Secondary, Vocational Schools, Kindergarten's, Nursery's, Church's and their accessory uses.

Miss. Platt: And that falls within our use of the site?

Mr. White: Correct

Miss. Platt: And what about the accessory uses?

Mr. White: Accessary uses of the St. Edwards School would be the Convent Building which you would say is located slightly to the rear. Identified on the plans to the back of the building, typically the convent would be where the nuns would have lived that taught at the school or where associated with the school.

Miss. Platt: Now there would be zero students residing in that portion of the building correct?

Mr. White: Correct! In that area that was formally used as a convent, there will be no students on this site they will be living in West Atlantic City and taken in and out from there. The applicant's use of this would be for the accessory use for to say the maintenance staff the cook the facility staff, teachers, security personal. Obviously since the students will be in the building till 6:30pm someone will have to be there to clean after close the school and open it back up in the morning. So the intent is to have support staff in those living quarters.

Miss. Platt: And only Support Staff

Mr. White: Correct; no students!

Miss. Platt: Would we be willing to limit the amount of support staff that will be in that section of the building.

Mr. White: Yes I think I will defer to Harry latter, He has actually gone through and identified that exact structure and what it is made up of. I can certainly guarantee that with 16 years of Catholic Education it will certainly be less support staff that in its heyday when it was a full blown convent.

Miss. Platt: And the maximum number would be 8 is that your understanding?

Mr. White: Yes I have heard it would be less than 10

Miss. Platt: Okay; and how could that be collaborated that it would be reduced to this principal use on this site?

Mr. White: These uses would be subordinate to the school itself and you are right as you identified it could be maintenance, security personnel, janitor, teachers that are traveling and are here for six months or so or something like that and all would be in support of the actual school which is the primary use.

Miss. Platt: And when you say subordinate you mean incidental to or customer use of this educational use.

Mr. White: Right they are only here because the school is here; they are here for support to make sure the school runs and well maintained.

Miss. Platt: is there a specific definition or determination of examples of accessory uses?

Mr. White: Yes! In their land use ordinance in the definition section they identify accessory uses in definition section 23.3.2 is says accessory uses of buildings shall be a subordinate use of a building on the same lot and that basically is the fact that people have to live there.

Miss. Platt: Thank You; now if you can describe the parking on the property

Mr. White: certainly, there are two parking lots one a face in lot on 4th Avenue, I guess you can say three you have the service area behind the building and the large I guess malty purpose area " pointing at site plan" which is here that we plan to restripe. In total we will provide 27 marked parking spaces but there is more than enough room for additional employees or any additional event, just like he school had looking at historical photos you can see this whole parking lot full of cars. You have the same thing nice aprons with ingress and egress in and out of 4th Ave, but because of the operation we feel that 27 spaces are more than enough for this operation of a school where students are bussed in and out and not allowed to drive.

Miss. Platt: If I could just go back for a moment when we were talking about traffic there was mention about a traffic impact study, I mean statement. What is your position on that and how do you deal with that information that is generated?

Mr. White: The statement we would be more than happy to give if that was a concern of the Board to file that as a condition of our approval, but will they be able to say that the traffic impact statement would show that the operation of an elementary school and convent is more intense than the operation

of an International Boarding School where students are bussed in and out. So we are not proposing to increase the facility square footage wise, we are not adding any additional buildings so from that factor we are prepared to say we are easily a less intense use

Miss. Platt: So in the event we were granted approval you would you would submit

Mr. White: I would with no problem

Miss. Platt: Thank You

Mr. White: But getting back to the overall use and the zone. Pine Hill has clearly identified that this area is an Intuitional Zone and they have gone through a lot of effort and infrastructure to identify it with decorative walks, banners and lighting. As you drive up and down you have a town center feel, with the Dunkin Droughts, Pizza Shop and other stores this type of facility adds to the character of that. Weather it is the staff going in for a cup of coffee or they order lunch in from one of the adjoining food facilities it just really seems to fit the whole concept of the main street both with the walkable paths that have already been put in place and the sense of placement that you have been some place. You go and get a cup of coffee and come back to the school or they order out since these students will not be bringing their lunch to school which may be the case with us. The meals will have to be provided to them so local vendors will benefit from them; so this school will most certainly be a shot in the arm to some local business along the main drag and infuse a little more life back into that area as the former school had.

Miss. Platt: Any questions from the board?

Mayor Green: I do have a few; Sir you testified before the board there could be a much as four busses.

Mr. White: Correct

Mayor Green: The School starts at 9am and is done at 6:30

Mr. White: Correct

Mayor Green: There will be four busses pulling up all at the same time! Yet your drawing only shows one bus. What happens to the other three busses while they are waiting to be unloaded? I mean will they be clogging neighborhood streets?

Mr. White: Well; I'm sure when the leave West Atlantic City they won't all be able to arrive at the same time, but I'm sure we can make that a condition that we can bring them in and back them up and stack them inside the property so they are not blocking traffic. I would be more than happy to show on the drawing 4 busses stacked inside the property if that was a concern.

Mr. Lyou: If I can explain if you would allow

Mr. Sitzler: Sir if you would step up to the microphone so we can hear

Mr. Lyou: I think we worry about the student number. We worry about how we can recruit so much students since students pay much money. So maybe I think we overestimate number of students. If we

have 40 students I be very happy, to recruit it takes much much time to build program. We worry how recruit students in program I think that is situation so I like briefly explain. Thank You

Mayor Green: But you need to understand my concern is the residents of Pine Hill when four busses all pull up at the same time and there is no place for them to park. So that is my concern and responsibility as Mayor and think the residents may have some serious concerns as well about four busses pulling up

Miss. Platt: Right

Mayor Green: There were no busses that were pulling up at the old St. Edwards School, and the parking lot you said would be used for parking during school hours was never used during school hours for parking

Mr. White: My testimony was when you look on google

Mayor Green: I understand that but during school hours that was never used for parking during school hours, on Sundays when there was Church or on Saturdays people would park over there. When St. Edwards's school was there they had access to the Church and they used that for Teacher parking facility parking and student parking. If they had busses and I don't remember them having busses since most of the people walked they were parked at the back of the school and they had additional parking and will do not have property that was originally there. Now you are telling me you are going to have four busses in here and if they don't all fit where are you going to park them on the street for loading and unloading? I think that is an issue, so if you can come back at a later date with additional drawings showing how that is going to work that is one of my concerns. My other concern and I may be reading these drawings wrong; the way I see it looks like you will be coming in West 5th Ave along the curb line along old St. Edwards and trying to making a turn into the parking lot. How do you get into the parking lot that is not a very large street it is only a 25 to 30 foot wide street and I don't know how you can take a typical school bus and make that turn, I know I've driven a fire truck as a volunteer fireman and I can't make that turn into the parking lot without driving into oncoming traffic. Again it is the safety of the kids on the bus the driver and the oncoming residents in order to make that turn you are going to have to cross the center line of traffic on the road way becoming a hazardous condition. So you can testify to that and that is great but there is nothing on you drawings showing the size and dimensions of the bus, how big the driveway opening is and the turning radius of the busses.

Mr. White: I would hate to argue but that is what is indicated on here there is a specific bus marked on here with a specific bus turning radius as part of that drawing

Miss. Platt: If I can address your question; I'm hearing from the Professor there is two busses with a four bus maximum. So let's address it as a four bus maximum; how would they get to the property and where will they all be? And understand if you were granted approval a condition of approval would be rendering of all four busses and their arrival. Can you explain to the Mayor and the board members how that would work?

Mr. White: correct; so “pointing at drawing” the busses are traveling along Erial Road and would come into the site and they would turn and come to the edge of the school

Miss. Platt: when you say they do you mean all four?

Mr. White: this is a demonstration that one bus can make that maneuver, the Mayor brings up a very good point that if four busses come at the same time. What I’m trying to establish they can’t all turn at the same time but we could stack all four in this property and they could back out on their own one at a time. We can show we could stack all buses in this area now there would have to be coordination from the bus drivers. Now is there a possibility of the bus crossing the double yellow line making the turn most certainly there is no residential street designed that when a bus turns the corner it stays solely in its own lane so from that stand point we can agree to disagree. But I will stand on my belief that we can stack all four busses on our property.

Mr. Dougherty: Just to pick up on that just for the busses to make that turn they are going to have to go out into that other lane.

Mr. White: correct

Mr. Dougherty: Normally there is a lane where the bus pulls in front of the school in that lane unload and then carry on and turn around and go back out. So you would have to cross over that yellow line and that is one of the things I would like covered in the traffic impact study. You need to show how the busses are in and out and how they are going to make that turn. The other thing on the busses would the intent be that the busses would stay on that property while school is in session? The provision in the ordinance would not permit that; they would have to be relocated outside the zone.

Mr. White: Again if that is what the ordinance prevents, I myself could not imagine those four busses sitting there from 9:30 to 6:30 they will be contracting from a bus company.

Mr. Dougherty: So that will be a contracted bus?

Mr. White: Correct

Mr. Dougherty: Then again for the board’s benefit this type of thing would come out in a traffic impact statement, it would come out now the operations would proceed that the busses are contracted out and where they are stationed where they going to be here in town or going back.

Mr. James: what time is school going to start?

Mr. White: from 9am to 6:30

Mr. Schultz: what time will the busses be arriving in the morning?

Mr. White: I don’t have the exact time but about 15 minutes before school is to start

Mr. Schultz: One of the concerns I have is the traffic I know the Chief worked on it for quite a while with the Bean School Traffic and I know Erial Road gets pretty backed up pretty good between 7:30 and

quarter till 9:00 in the morning any way and how that will affect the crossing guards now that the traffic will be backed up even more when more busses are added; so I don't know if that would be covered in a traffic impact study or not but.

Mr. Dougherty: That was the point I was requesting an actual traffic study and that would cover things like that. If that is significant concern of the board you can actually request the applicant supply and actual traffic study if the traffic is backing up there at that intersection in the morning.

Mr. Schultz: It is also backing up the other way as well between PAPA Johns and Perk's

Mr. Waddington: The rush hour is between 8 and 9 in the morning and if more busses are coming out it is going to cause more of a problem because just a block or two down from there is the Bean School Crossing Guard and she stops traffic for students to cross and for cars making left turns and you also have the Clementon School District starting at that time too adding to the traffic.

Miss. Platt: Well that is something we can certainly address traffic study

Mr. White: Correct

Mr. Greer: Is there a potential for larger events? You had mentioned the parking lot will be striped. Will there be a need for parking on the side streets as well?

Mr. White: I don't have the answer to that but they are municipal streets and I don't know if there is an ordinance on that but I'm sure if they are successful they work out an agreement with the adjoining property that has a large parking lot for a shared services type thing for when there is a large event.

Mr. Greer: I just know for larger events at the High School where I live people have blocked my driveway

Mayor Green: It is a legitimate concern

Mr. James: I still have the concern are they going to leave the busses there? Because Parking

Miss. Platt: if I could have Mr. Goldberg testify maybe he can answer that

Mr. Dougherty: Just on the parking itself you have 27 spaces the requirement with a cafeteria do you have that Mark

Mr. Muraczewski: it is one for every student, teacher and staff member I'm looking at 90 spaces

Mr. White: correct but we are using the existing School and Facility the parking. The ordinance outlines parking requirements based on different criteria we provide and reutilize the existing facility our client is not proposing to add any additional parking

Mayor Green: that is nice your client is proposing that but my argument is that if it is not sufficient parking that is your clients problem and if he thinks he is going to burden the residents and Tax payers with additional parking up and down the streets during events that is his problem not the towns problem. To go back to my original statement when this was a school there was a church adjoining it

and they were together so they had the additional parking he does not have that option. Maybe the parking is not 90 how do we know that some of these kids will not driving, I hear what you are saying but the Professor testified that there may be some students from the United States. I don't know if any will be living locally and driving in I don't know who will be driving in and if there are events when families come even though I realize that a lot of these students are from overseas. So I still don't know if you have enough parking spaces especially with parking inside that chain link fenced area; again when school was in session there was no parking allowed and I think that creates all kinds of issues, security issues when the kids are coming out and someone trying to back out with a car and they are in there and the bus is in there. You have parking spaces up against the building if there is a fire and a car catches on fire now the building is in danger, so I think there are several issues with parking.

Miss. Platt: These are a lot of questions being raised and I would like to answer all of them but I don't know if it would be Mr. White to address them so if I can get these other people up before other inquires that would be helpful

Mr. Goldberg: Let me introduce myself my name is Rick Goldberg, I'm a retired School Principal and Superintendent I live in Galloway Township in Atlantic County and it has been my pleasure to serve these last few months as an consultant to TLBU University as they work to establish an International High School. In the background of it's a small world I actually graduated from Our Lady of Mount Carmel 54 years ago in Berlin when there was not a St. Ed's and a lot of students from Pine Hill came over there to attend school and one of my jobs in collage was a cab driver here at the Pine Hill Cab company which I suspect that is long gone, but let's get down to the more serious subject. I just want to be up front and tell you what is being planned here is an exceptional opportunity her in Pine Hill and I said to some people Pine Hill is probably proud now you have the best golf courses in the Country and you may well have the best International Schools in the country at the end of this evening. The Professor I think you can tell has his hart in this project; he did a marvelous job in Korea at the Law School Building starting from Scratch so it won't be a sloppy operation. To answer some of the questions when we talk about 4 busses that was really speculating a marvelous recruitment effort for students to come I'm picturing one buss to start out in the beginning. So some of these problems you're talking about may be down the road but as a school superintendent and more importantly as a school principal we could fit 6 busses in here we would pull them in and stack and we did this at a school I was at; they would pull in back up and stack and at a que from one of the administrative staff unload the students that would go into the school and then pull out one at a time so that should not be an issue I have been on the parking lot and looked at it looked at it. I'm not sure about the number of parking spaces; the 90 came from an ordinance based on 160 students you need one for every is that in anticipation of parents coming in?

Mr. Muraczewski: Based on every student, staff member, custodian worker

Mr. Goldberg: ok we are talking about a small staff, and that number would be outside of what I'm looking at. You were also talking about evening activities we are looking at an international school parents are not going to be flying in for activities by and large. It would be much less than what anyone is talking about. The 6:30 number when that was first talked about that would be the maximum time if we were to adjust the schedule to a 4 day schedule for the students because part of the plan with an

International High School it is a rigorous program for academics but also a mentorship and a culture experience. So many weeks there will be a 4 day week with 3 day weekend for traveling so when the 6:30 was put in that was for a rarity they are not going to have dinner at the school that is not in the plan it is a much more regular day. It would be more like 4:30 that we are talking about. Again the schools I've been at the parking is a rarity and you would have to coordinate with the local police for a big event; if there were certain things in the neighborhood that are a danger, like if you would have at the John Glenn School it would be the same sort of thing here they would have to work that out where you can park and can't park it would be the same thing.

Miss. Platt: Was there discussion about events at the school?

Monirith Tola: Yes I'm Monirith Tola the project Manager and I would like to testify about the events. This site is not really big enough to facilitate events for our program, so we are close to Atlantic City and they have Convention Hall over there and in case of big event we have there or at our facility that is located in West Atlantic City and not in Pine Hill. So I think no big event happen at this school thank you.

Miss. Platt: Thank You

Mr. Goldberg: Yes there is not an auditorium option there where those things would happen

Miss. Platt: there will be no events at this facility they will all take place in Atlantic City

Mr. Goldberg: This will be much more just an instructional facility

Miss. Platt: Does that address your questions in regards to events happening at this site and the parking of the busses?

Mr. James: Not really you can always say what is not going to happen and it happens anyway

Miss. Platt: unless it is a condition of approval

Mr. James: Yes

Miss. Platt: We can go through the conditions of approval and that is how the board can control the things that should occur or should not occur

Mr. Dougherty: One of the things I don't into here that we get into a design debate, the board sees that you need 1 space for every 4 seats in the auditorium but there is no auditorium.

Miss. Platt: there is no auditorium

Mr. Dougherty: You still may need a design waiver, you are going to need a certain number of parking spots and I'm going to take the number of students literally you said 80 students. You will need one parking space for each administrator, common teacher and common employee, so if you have 80 students, and 10 teachers or care taker people and right there you are talking 90. In addition to that the parking spaces do not meet the borough ordinance for 200 square feet which is a 10 x 20 parking space and I noticed on the site plan they are made out at 9 x 18 parking spaces so they are smaller spaces and

if you put the 10 x 20 spaces on there you will have less parking spaces than are currently shown. So that is some design issues that the whole board does not have to participate in the design; where in some way you need to show on the plan of something on how you comply or don't comply with the ordinance and then the board can decide whether or not it is an appropriate function of the design wavers that are being requested. It's just if we keep hashing through this we will be here after midnight talking about the design element. And that ordinance covers the number of parking spaces required and it is in that section 23-9 and each one of those elements I think we need to discuss further.

Miss. Platt: Just briefly Mr. White can you please explain the amount of the parking spaces and why there would not be more parking spaces needed?

Mr. White: Your Ordinance requires in the sections for schools including Jr High's, Elementary, Technical Schools 1 parking space for each 4 students in the main auditorium; so in this case there is no Auditorium. Plus one parking space for each administrator, teacher, student and other employs. Our submission her today that this is a boarding school we remove or 80 students or 160 max because they are getting bussed in that's our design we provided more than enough parking spaces for the teachers and administrative staff we have shown 27 parking spaces and we feel from an engineering stand point that 27 parking spaces is an adequate design for a boarding school; does it meet the letter of your ordinance now as an engineer can I say that 27 spaces for a boarding school absolutely yes that is my professional opinion.

Miss. Platt: Offsite boarding school

Mr. White: Correct and it is not even close it is in West Atlantic City so it is not an option to drive in they will be bussed in. The Mayor had a very valid point in regard to stacking and showing those busses and will we certainly do that on the plans showing the site could contain 4 busses at maximum capacity.

Miss. Platt: The Mayor also had another point and his point was that there may be and as testified by the Professor there could be students from within the United States now will they be residing at the boarding facility as well?

Professor Lyou: Yes

Miss. Platt: They would; so therefore so there will be no additional cars generated by them so all of the students all of the students would be coming by bus.

Professor Lyou: Yes

Miss. Platt: Would you be willing to make that a condition of approval if you are granted approval?

Professor Lyou: Yes

Mr. Sitzler: So Miss. Platt that was a question I was actually going to ask. If a student from Stratford up the road decides to go to this school even though their parents might be very much willing to drive them to school and drop them off each day it is going to be a requirement that they go and board at the

facility in Atlantic City and be housed there and be bussed every day? That is really the crux of the situation.

Miss. Platt: I understand that is the possible question/concern; Mr. Lyou

Mr. Lyou: We provide a special program this supporting school simply apart of program. I stated before this program like the United Nations and Washington and like many programs. The educational program itself has a precondition that they stay together, living together as a special program. We have a large indoor tennis court at the facility so it is a very large facility. It is a very large facility for less than 100 students, and our program really needs the students living and working together and continue their education there this will just be a day school education here our simple program concerns education and life. Our students are really screened so I don't know how many students come is United States, California or even New Jersey don't pass I don't think you even need not worry may be, I just speaking. We need your cooperation working together for support rather than worry; if worry then I just ask we work together not need any worry.

Miss. Platt: If I may just ask you some questions? So is it your testimony again a school where the students pay tuition and part of the requirement where the students attending this school is also that they live together and play sports, socialize and board together as opposed as a high school where the student would commute back and forth from like Stratford or where ever that is what the concern is from what I'm hearing.

Mr. Lyou: Our school is an educational program where it includes not only a school setting but we even use the campus in West Atlantic City we provide evening program where so student need live together to participate in this program so may be not understand our unique program so.

Miss. Platt: so what makes it unique is that the component of the school is that they board together they eat together they socialize together they are bussed together to school where they have intensive curriculum and then they are bussed back where they board together, eat together.

Mr. Lyou: It is a continuous program that is rigorous, not that students come and go it is very different conception.

Mr. James: So the school program it is mandatory that the students have to board

Miss. Platt: exactly that is a requirement of the TLB International High School

Mr. Lyou: not only sleep they have additional program where students are required to experience work together, thank you very much

Miss. Platt: thank you; so Mr. White can you expand on what we are now clear on as what makes up the International High School is 27 parking spaces enough?

Mr. White: 27 Parking spaces in my professional opinion is more than enough for a boarding school that has offsite boarding and now you heard has no possibility for individual students or parents to drop

them off. So we are providing 27 parking spaces with some area of flux in here where will certainly identify the busses where 4 is the goal with a maximum of 160 students, and what we were saying obviously starting off with 1 or 2 busses and will certainly be able to identify that on the drawing. From engineering stand point for this type of school certainly different from what your ordinance outlines and protects the traditional elementary school on your residents and rightfully so and from that standpoint we differ from them and we are a much different so in the beginning in the intro I can safely say this is a less intense product than the St. Edward's School and Convent when it was operational may be not the last year but when it was fully operational and I think it will be a seamless fit less impact with perfect planning as far as reuse of this facility.

Miss. Platt: Thank You

Mr. James: I just have one more question

Miss. Platt: Yes

Mr. James: It is also mentioned that the parking spots are smaller than what is required which would mean you won't have 27 spaces

Mr. White: Yes but that is the size we are proposing is the industry standard your ordinance says 10x20 200 square feet any application that comes before us in Winslow or Voorhees everyone asks for a decrease in parking for most sites. Most ordinances are based on 200 square feet 10x20 we have had people ask for you know 9x18 we have had 8.5 by 18. That is the industry standard and we did what the industry standard is and we feel comfortable that will suffice.

Mr. James: again that does not match our ordinance and my question is. If you were to match our ordinance will you have sufficient parking space?

Mr. White: Yes I think we would be able to have sufficient for the staff if you required a 10/20 for every site plan and that is the letter of the law that you require for everybody in the township we would be able to meet 10x20 if that is what is at Donkin Droughts and PAPA Johns and everybody else now has we would revise the plan and show 10x20.

Miss. Platt: to conform to the surrounding area

Mr. White: correct

Miss. Platt: any other questions?

Mr. Dougherty: I have a question on the number of deliveries that would occur and I understand it is a less intense use and the people are dining off site for breakfast and dinner but you have a lunch. So you are going to have box trucks, Federal Express and things like that so what will the number and frequency of deliveries that will take place?

Mr. White: We feel that we will have a UPS delivery every single day like any other business and if we design a delivery plan or not the UPS guy is going to do his own thing. But this is about operation the

school busses are here one time in the morning and one time in the afternoon and deliveries can be made to this same general area to the rear of the building.

Mr. Dougherty: So we don't have any idea of number based on other similar uses or facilities like this or else ware? That would be in the traffic statement, another words you would delineate something along those lines in the traffic statement.

Mr. White: We would be able to indicate your standard deliveries box trucks, UPS would be accommodated on site.

Mr. Dougherty: I guess another thing would you be preparing in that cafeteria a lunch or would it be brought in by Aramark or a box lunch type of thig you would need to have detail on that.

Mr. James: That is another thing you have to look at some schools have meals delivered every day and some school have food brought in that they refrigerate and they cook every day and some have it brought in once a week.

Mr. White: Right and we can certainly discuss that.

Miss. Platt: If I could call architect to address those questions,

Mr. James: Yes

Miss Platt: Thank You:

Professor Lyou: Excuse please, we now thinking we prepare meals at our hotel every day and deliver, thank you very much

Miss Platt: Mr. Harper can you please state your back ground?

Mr. Harper: Yes; I'm Harry Harper an Architect & Planner; actually I'm from this area and I know the area very well I graduated from Delaware Township High School before it became Cherry Hill; and my parents lived in Pine Hill before moving to Cherry Hill. Anyway my back ground I've been doing this for a few years about 40 years I've been an Architect & Planner, I was actually drafts man for Joe Constanza when this building was designed as a draftsman so that is back a few years I was in school at the time. I have an education in Architecture I've been practicing for about 20 Years, licensed in 3 States in the last few years we've done well over 40 schools; high schools, elementary, specialed's we also do several restaurants Burger King binging one of them and we do resident inn's.

Miss Platt: and you have testified countless times?

Mr. Harper: Numerous times

Miss Platt: okay if your solicitor can qualify

Mr. Sitzler: He is qualified

Mr. Harper: Thank You, we don't have facilities. Let's look over here

Mr. Sitzler: Can you identify the document that you have there?

Mr. Harper: You have 1

Miss. Platt: was this submitted with the application

Mr. Harper: no this is a 3D you will be looking at 1 of 3

Miss. Platt: this will be exhibit B

Mr. Harper: this is the 3 sheets, as you look at the first floor plan and look at this side of the building you are going to recognize that there is no multipurpose room the largest room is the dining room at 16-6 x 39 feet is the area they will be eating in and right behind it is the kitchen which is a warming kitchen and that is what it is really for we don't really have a multipurpose room of any size we have a smaller room that is 14 x 24 which is multipurpose room B and the rest of the class room we have a small chapel, special class rooms, teachers' lounge and room. The teachers' lounge is the lounge, office pretty much everything. We have some office staff and a mechanical room which is existing, the storage area is existing we agree to update the first floor for handicap accessibility. Now since Pine Hill Has the hills unlike the rest of South Jersey there is some elevation changes in the building it's self so we are going to have to provide a ramp system in the building so you can go from point A to point B in the building. The bathrooms are going to be up- graded so you have handicap accessibility on the first floor. On the second floor we are going to be changing classrooms so a handicapped person will always be on the first floor. The way the handicap rules are written you take the % of what you are improving and we used \$100,000.00 and you are supposed to use about 10% of that towards handicap accessibility in and existing building. In this case we would probably exceed that number just because some of the doors that needs to be changes and some other issues that we will address just so that first floor has handicap accessibility throughout because I think that is really important. The classes will be a lot smaller where the catholic school was running about 40 we are expecting to max out at 20 but realistically about 12 tops. That is the crux it is a boarding school there are already some in the New England, New Hampshire, Vermont but really the whole Idea is that it is the survival thing and getting to know your students, up from China up from San Francisco, up from Korea they will all some different Ideas and different thoughts and that is all part of an education; that is the whole crux of this situation the whole idea which I think is really a supper idea. So it is like when you go off to collage the whole part of this is education and we are close to a lot of great locations in this general area for the students where they can get on the furry they can go south and go down to Washington and they are really nicely placed as to where they can and cannot go. This is there educational hub this is where they are going to come and be educated and when they go back to their dorms they will be educated as well that is part of the deal. Again the school is in great shape inside, it is a masonry building curb to wall construction concrete floors on the first floor bar joist and concrete floors on the second floor if they do house any people over on the other side that building will be totally sprinkled independent of the school itself so it will be a full sprinkled building. That is pretty much it if you have any questions I'm here to answer them for you, I know it is a long night and I don't want to prolong it.

Miss. Platt: Would that be support staff?

Mr. Harper: Well the Support Staff we are thinking about will be if we have some visiting Professors and Teachers. Another thing it will be the maintenance crew and night security, the building will have to be secure due to the computers. I think you are already aware things are more vulnerable today and it is what it is and if we had somebody there it would be great. Again if we had some visiting professors that we could put up for two or three weeks while they are here that would be wonderful and that is the concept we are looking for at the end of the day. I know initially we were looking at dorms and everyone cooed on that idea including this one here but I think having some kind of staff there makes a lot of sense it really does from the town from the security stand point and they can keep the place well maintained outside as well.

Miss. Platt: Thank You

Mr. Sitzler: Mr. Harper; have you had the opportunity to address the code 55 the NJ Boarding House Statute?

Mr. Harper: It has nothing to do with this project actually

Mr. Sitzler: You are familiar with it

Mr. Harper: I'm familiar with it and it does not apply to this building, these people are not being housed there they are not paying room and rent.

Mr. Sitzler: I think that I respectfully disagree with you

Mr. Harper: That's fine in my view it is not

Mr. Sitzler: There is an exception for students in private schools in that statute, so if you had enough spaces for dorms they are not regulated by that statute but staff people for a private school are not accepted. Now I did bring this up to Miss. Platt in a discussion before the meeting; it was one thing that was brought up to me and I just wanted to see what the position would be

Mr. Harper: It is my understanding is that it is a paid for unit another words it is a boarding house

Mr. Sitzler: It encompasses more than that sir

Mr. Harper: well then it is what it is and we will have to address it

Mr. Sitzler: Okay and that is why I'm bringing it to your attention. Miss. Platt did we or did we not discuss this?

Miss. Platt: That is fine you did reference the statute, I'm assuming you are talking about title 55

Mr. Sitzler: 13b-9

Miss. Platt: correct so I assume you are talking about the rooming and boarding house act of 1979

Mr. Sitzler: and what it requires sir's is simply that you be licensed and the state will inspect for these types of rooms but unfortunately staff people are not accepted whereas students would be. The only thing I can tell you have to be licensed by the department of community affairs and licensing and inspection would be due. So it is just something for you to know that you may have to come into compliance with.

Miss. Platt: And I respect that and we could most certainly do that

Mr. Harper: To cut to the chase here a little bit we can comply to that very easily, when we do housing, hotels and condo's we do that I did not realize how it applied to the school. When we have traveling Professors at the State Universities it is inspected by the State Department of Education and the local Fire Marshal but it is not a boarding house. So if we have to do that we will do that.

Mr. Sitzler: You can write to the DCA and tell them you are not and in their opinion maybe you are not you would need something in that regard. But as you read the statute under what is considered a boarding house and what is accepted and what is not accepted the staff does not seem to fit. Now maybe they have had questions and interpretations that could maybe point to that but we would ask you to at least address that and be prepared to let the board know.

Miss. Platt: I can certainly do that: I did research that last night after we spoke and I can certainly submit a letter or a brief to you. However my opinion may differ from yours however the bottom line is that in the event that it were in the purview of the DCA that this act requires as far as annual inspections we will certainly submit to that and it may be that I can submit to the DCA as well as request a letter of determination as to one way or the other and can coordinate efforts with you.

Mr. Sitzler: On behalf of the Board that is all I'm asking

Miss. Platt: Any further questions?

Mr. Dougherty: Is there going to be any exterior renovations

Mr. Harper: No; the building is old but in very good condition, it is going to get a scrubbing, washing and acid wash which is a soda wash now. We are planning on upgrading the building that way.

Mayor Green: what is the age of the children?

Mr. Harper: standard age 13 to 19 I would guess.

Mayor Green: To that point why is there a nursery on there?

Mr. Harper: It is supposed to be Nurses Office

Mr. Ford: I was looking through some of the brochures and I know things are not of the norm but I would like to know about the hours of operation are we talking about Monday through Thursday or is it Thursday through Sunday it was not really pinned down it just said weekends my weekends are Tuesday and Wednesday.

Mr. Harper: In the brochure it is talking a traditional weekend where it would be Saturday-Sunday, for the extended weekends that would be when we are going on trips like to Washington or New York or something.

Mr. Dougherty: So the hours specified are starting at 9 to 6:30, then you said 8:45 to 6:30 sometimes a little latter is that 5 days a week Monday Through Friday?

Mr. Harper: That is a possibility but very unusual it will be the standard 4:30 the later time would be something special when we bring someone in for a presentation to the students they be there that late that is not typical.

Miss. Platt: that would be the outer limits

Mr. Harper: Yes

Miss. Platt: and that would be 5 days?

Mr. Harper: Yes

Mr. Waddington: Is that a typical school year, number of months

Mr. Harper: yes and no, they might have a more extended winter brake to go home and visit family but it will be 180 day school year. It is a quite an operation when you have these students that have to go home in the winter and so on

Mr. James: so it is more on the line of a collage schedule

Mr. Harper: Yes

Mr. Ford: another thing I was wondering about with the rooms at the school and talking about the teachers staying at the school why wouldn't they stay in Atlantic City?

Mr. Harper: I think a number of them would stay in Atlantic City, this is just an option if you have teachers that are traveling to get then settled and get them started; but mostly it is for security reasons as discussed

Mayor Green: The People who live there are they male or female

Mr. Harper: It could be either

Mayor Green: Because they don't have separate bathrooms and separate showers it is all one

Mr. Harper: I was thinking we would decide tonight even who is staying here, but for the bathrooms this is what is existing right now we could move the shower or add some doors and do some remodeling there are some possibilities

Mayor Green: You're not ready to testify what those possibilities are going to be

Mr. Harper: Well I was thinking tonight we would determine who is going to be staying there and I can certainly present a plan that will make sense to you on separating the bathrooms in to male and female and small dorm areas

Mayor Green: Are the people who are going to stay there to have families with them

Mr. Harper: No

Mayor Green: Girlfriend and boyfriend

Mr. Harper: No; that is not the idea

Mayor Green: I understand that but what comes to be

Mr. Harper: I can't guarantee it is not going to happen but I can tell you it is not going to be designed for it

Miss. Platt: Okay as a condition of approval we would agree to limit the number of staff

Mayor Green: Okay and I would assume they would be upstairs and the way it is laid out there is a bed and bathroom with a shower, there is no cooking, no living room type area

Miss. Platt: There is no facility for extended living

Mayor Green: You can sleep and sneak a hot plate into the room which is a fire hazard, this just doesn't seem like much of a plan right now and that is my point and you don't seem to have an answer as to who is going to be there and what activity will take place in the living quarters and that is a major concern. You need to address it to the board's satisfaction before the board can take any action on it; but I can't speak for the entire board.

Miss. Platt: If my understanding from what I've heard this evening some teachers a custodian maintenance and security I would imagine there would be some females and males and from Mr. Harper's testimony there would be appropriate facilities bathroom and shower that would suite the two genders that would be there. We would be willing to put a limit on the amount a ceiling and that would be the boards control there.

Mr. Harper: You do have a warming kitchen down stairs, if you are going to do anything you would do it down there where provided is cabinet's refrigerators and stuff on the counter

Mayor Green: Would it anticipate that people who would be there for a few weeks would have access to the entire building the upstairs and the downstairs even when the building is closed?

Mr. Harper: Well it would be the idea because of the security

Mayor Green: I don't think a visiting professor will be the security

Miss. Platt: No I heard a dual role of maintenance and security

Professor Lyou: I think miss understanding professor no stay there only those maintain building we stay Atlantic City and I think teachers eat at they home or West Atlantic City no need stay here because student there. Only maintenance people, security people stay here

Mr. James: it is not a matter of who stays there; I think it becomes a difference for the fire department; the question is this going to be someone's permanent residents. There is a difference if it is going to be a security guard who is going to be there overnight and needs some place to lie down.

Miss. Platt: Let's address that right now

Miss. Platt: Professor in the event we were to be granted approval would we be willing to limit the quantity of people living in that area overnight to 4 people

Professor Lyou: We operate school we don't know 10 year 100 year we don't know in future but for now to limit number of people maintenance, security over 24 hour maybe one year two year stay there but that not our reason but just property , security guard and maintenance. But common sense very small building maybe 10 year become private but my conscious say not common sense

Miss. Platt: Do you believe the number of 4 or 5 is a reasonable number to be capped at

Professor Lyou: Yes; Yes; not sure very small school maybe 10 or 8 very limited number it really not subject of concern I believe

Miss. Platt: I clearly understand the concern of the board; would you we willing and open to agree to what we consider and what you agree to be a reasonable number

Mr. Sitzler: My concern is if these people maintenance and security are 24/7 and are living there what do they do for breakfast lunch and dinner?

Mr. Harper: As an Architect walking through the building it was originally designed for 16 people and we are looking at 4

Miss. Platt: Where would the people eat?

Mr. Harper: Down stairs and with all that space it would be a shame to say with only 4 people; I don't understand what the situation is

Mayor Green: Well with the previous situation you had a religious order of Nuns that followed certain codes, they were all the same sex they were not going to typically have children and families. It was not like they were going to bring children there or bring home girlfriends and boyfriends and all of a sudden more people are going to be living there and now all of a sudden they are putting children in our school system as well as other issues. And you are saying we don't know who is going to be living there and how many but just trust us and if it doesn't work out well

Mr. Sitzler: Following up on what the Mayor just said they were and are currently covered under the religious land use law so they got a priority under the land use law and they have protection under Federal Law and a private school does not have that much protection

Mr. Harper: Still my point the amount of space that is there is pretty large and I think that is what we want to do is build in a male and female bathrooms and what not, if you go to Exhibit B there is a large areas the dining area there is a common area where they can have a TV and all that other stuff there is plenty of space now that may be down the road.

Mr. Sitzler: I think you are asking the board to approve these now

Miss. Platt: Yes

Mr. Sitzler: So when I asked where are these people getting breakfast lunch and dinner would it be incumbent on you to tell the board where they are going to get breakfast lunch and dinner before we approved it?

Mr. Harper: Yes there is a kitchen in the building; the warming kitchen is the kitchen you would eat in that kitchen and you have a cafeteria you can eat right there; there is also a lounge on the second floor you can use and sit and watch TV it was designed for that.

Mr. Sitzler: Maybe I was under the impression it was no longer a full blown kitchen

Mr. Harper: It is not a commercial kitchen, the warming kitchens have ranges they have sinks for dishes and a hand sink so they have all the things to make a meal

Miss. Platt: So they have a place to heat and cook on site? To sit and relax and watch TV

Mr. Harper: Yes it is set up like an apartment but on a community level

Mr. James: Again why would they need to live there 24/7, I mean you can put people on 1st or 2nd shift

Miss. Platt: I'm not here to testify but they are probably going to be here from Korea so it would be incumbent for them to be there and security will need to be there 24/7 to watch the place to make sure no one is entering the property I mean it is a school with computers and other valuable items

Mr. James: We have schools all over this country and the security guards do not live at the facility, and you say this is just a school why do they need this exception

Miss. Platt: It is not necessarily an exception it is clearly an inherent use and accessory use for this principal use

Mr. James: For Nuns and based on that exception it is not based on this exception; okay. There are certain laws that allow certain things that are not available to everyone else, so you are asking us to put you into that category when you are defiantly not in that category

Miss. Platt: Nuns were teachers correct

Mr. James: Yes

Miss. Platt: So these can be teachers

Mr. James: But they are not Nuns

Mrs. Platt: I understand but Nuns like teachers and security people still have to be a law abiding person and a nun could do bad things just like a custodian could do. I mean we are all civil people and need to be in compliance with the law or else we are subject to penalties weather a person is a nun or custodian or security or teacher. No disrespect to Nuns or Priest or anyone I put those same requirements on everyone and I don't put certain people and what they do with their life higher than anyone else so to me a Nun is a human being so that is just my view.

Mr. James: But the Nun's live by a certain code are you saying these people are going to live by the same code?

Miss. Platt: A lot of religious people live by certain codes and people deviate, I don't need to explain that we all know that

Mr. Goldberg: People in boarding schools traditionally live on site

Mr. James: But they generally live in an apartments and houses and not in the school building

Mayor Green: Another thing in reference to the Nun's they had one car and they rarely left the convent and when they did it was to go shopping, If you have 6 people living there they may each have a car to drive here and there. You don't typically see a Nun out and about too much, they live religiously they take a vow of poverty, there is a difference

Mr. Harper: There is a difference in the spaces and codes and stuff, I had an opportunity to attend a boarding school in Pennsylvania and the people lived on the floor amongst the students, and you're asking a school to give up an option that is that is sort of critical to the operation

Mr. James: Having security to live on site is not critical to any operation; you can have security 24/7 and not have anyone live on site. If security is what you want then security is what you want. Now let's go back to your experience living in a boarding school yes there are resident advisors that are living in the dorms but it is not all of them living in the same area each is on a different school am I correct?

Mr. Harper: That is when they are amongst the students but there are facilities also where they live like we talked about Stockton where there is housing provided separate from the students and I think that is what we are picturing similar here. Again it is a matter of here is a benefit to this facility, it was appealing when first looked at and I don' know why it has to be limited.

Miss. Platt: Mr. Chairman if we could take a 5 minute recess? I hear the Mayor and I hear you and the board members. So if I can speak with my clients and come back after a break we can possibly solve this problem?

Mr. James: Okay

Miss. Platt: Thank you

Mr. James: Called room back to order

Miss. Platt: Mr. Chairman you said which actually resonated with me and I spoke to the others as well; when you said, "Why wouldn't other high schools have security living there as well?" and it just didn't make sense and was not equal and we understand that and I get the potential for issues to develop and concerns that something can always come to fruition. So what we are going to do is we are going to do is withdraw our request 100% for anyone to reside at the property. We like any other facility have security concerns we can hire a security company to patrol the area that would address the concern of vandalism so that is how we are going to address the security issue; so we are withdrawing with the input from the board my clients and professionals.

Mr. James: Thank you

Mr. Sitzler: Donna the board has some concerns about going past say 11:00, the board is becoming too tired to hear and you will become too tired to do your best effort in your presentation.

Miss. Platt: we are actually done our presentation at this moment; so I know we had a lot to articulate and you do and the board does. We are done with our presentation.

Mr. James: okay then; at this time I would like to open the floor to the public. Would anyone from the board like to make a motion?

Mr. Scott: I make that motion to open the floor to the public; seconded by Mr. Waddington; Roll call all "aye" motion carried

Mr. James: the floor is now open to the public

Chief Winters: I'm Chief Chris Winters Pine Hill Police Department; some of the concerns I have may be covered with a traffic statement.

Mr. Sitzler: If I could swear you in; raise your right hand and swear the testimony you are going to give before the board this evening is the truth.

Chief Winters: Yes

Mr. Sitzler: Thank you; go right ahead

Chief Winters: It was addressed earlier the traffic study and my concern is the bussing. It was mentioned earlier the number of busses, the staging of arrival it was also discussed about the condition on Erial Road with drop off and pick up times with the amount of traffic at this point. So I want to know if a traffic study has been performed at this time. The parking of those busses and staging is a definite concern, and until there is a traffic study I don't know how those issues are going to be addressed. So at this point only the parking has been addressed and the staff situation was just addressed but the traffic

impact upon the residents still needs to be addressed and how it is going to effect the traffic flow still needs to be addressed. Will there be a traffic study or traffic statement?

Miss. Platt: We would certainly take our traffic statement and send you a copy of it; you need to be involved in that process and I will make sure that is done.

Chief Winters: okay but until I see the completed traffic statement I would have to press at that point

Mr. Sitzler: can you state your name please?

Mr. Seifert: Sure my name is Art Seifert I reside at 9 West 4th Avenue which is directly across the street from the old convent

Mr. Sitzler: Mr. Seifert how do you spell your last name

Mr. Seifert: "S E I F E R T"

Mr. Sitzler: Can you raise your right hand? Do you swear the testimony you are going to give tonight before the board will be the truth this evening?

Mr. Seifert: Yes I do so help me God

Mr. Sitzler: Go right ahead

Mr. Seifert: I was a little concerned about the fact that there was no site plan submitted, this building and its surroundings have been in disrepair and falling apart for many, many years. I've lived in this house since 1969 with the exception of the first 7 years when I first got married, then I came home and purchased the house from my parents and I have lived here ever since. So I have been here for a long time, I saw the school when it was in its hay day and have seen it deteriorate. My main concern is it keeps being said over and over again no changes no improvements. The place needs improvements, it don't look good it is not safe I have pictures on my camera I was going to print out but was unable to do that. The parking area across the street from my house some of the sidewalks are in such bad shape they are basically turning back to sand. If you salt that in the winter time to keep it from freezing it is just going to fall apart; some of the curbing is the same way and that wall. This wall here

Mr. Sitzler: Let the record reflect that Mr. Seifert is pointing to A-1

Mr. Seifert: right this brick wall has been completely by kids with skate boards and stuff; it is completely falling apart. Those are first concerns because of the improvements that are already there my second concern is with this street as far as parking goes. You were talking about design criteria, I hold a land surveyors license so I know a little about this. I worked for Churchill for 7 years. There is 125 feet of open driveway on Fifth Avenue that does not meet anybody's proper design criteria on a site plan. You are going to see a driveway opening a spacer curb and then another driveway opening; here you are going to see people pulling out onto 4th Avenue and pulling in from 4th Avenue. The other thing that does is eliminate parking along that area of the road, so people are prohibited from parking here because it is private property but they can't park along this side of the road because it is an opening for

the parking lot. So I would like to see this redesigned so there would be more area closed off so some people can park there whatever the minimum is from the street, I would imagine 20 feet or so from the curb that is there. I have a few more areas I have a sketch here. We own 235 feet of road frontage but we only have about 60 feet that has a street in front of it because of the dead end this is all paper street. With our driveway and garage here there is only space for 1 car to park with this street there is very limited area for people to park with this being a school again and additional cars I see this as an issue, parking issue on 4th Avenue and there is no turn around either it is just a stub so that is issue number 2. This area right here is not showing on the site plan, but this is the area next to the parking lot it is actually just sand and gravel there is nothing to hold that dirt back. If you look at the topography here you will see all the grading comes down this way so all the water flows down 4th Avenue flows down the parking lot and it flows out this gravel area and goes into this little swale and every once in a while I have to call Public Works to come out and repair. Of course it flows down here and right into my back yard and what happens of course because this is unstable all this gravel and dirt ends up laying here in the street and then dumps into the swale over and over again it happens at least once a year we have to call and they come with a loader and clean it out. It is really a problem in the winter time when we have ice melt it all flows right down my walk and I have a big groove that runs down, a long story longer if a full site plan had been prepared calculating storm runoff excreta that would have been dealt with a head wall with water not running on private property but in a buffer zone. I realize you can't expect an applicant to fix all the drainage problems here in town but if I was creating a drainage problem onto someone else's property I would be expected to fix that. This is an existing condition that we have been dealing with for years but this is an opportunity to improve the situation rather than to just extend the damage that has already been happening over and over again. So that is a concern right there at the very least have this area top soiled and seeded and keep people from being able to drive there certainly people not being able to drive there that would help with the erosion problem. It won't help with the drainage problem but will help with the erosion problem. Let's see I'm almost done; I want to make sure no one can drive around even though there is no driveway people tend to come in here and drive all the around here it is not paved it is just dirt, I can even see the busses going around here because it is easy it is just dirt. The more people that drive around there the more it is being destroyed as far as that goes it is very unstable there with people going there is a big hole there. There is no curb maybe some plantings along there to keep people from driving back and forth. And last it is a simple one there is a trailer back there that someone has actually cut for scrap metal and it is very dangerous, if you are going to have high school students here that has to be moved. It shows on the survey because survey goes back further and the trailer sits here but it is very dangerous. It is dangerous now for the residents but those are high school kids they are going to explore and they are going to get hurt, so I think that is about it. Curb along here and curb along here with two entrances I think that will help. There is no turn around and no cul-de-sac but that would certainly help.

Mr. James: Thank You

Mayor Green: I have one question do you know how far it is from the parking lot to the end of the building.

Mr. Seifert: I don't know but I have a scale right here

Mayor Green: no I just saying an estimate 10 feet or 20 feet

Mr. Seifert: maybe 50 feet

Mayor Green: okay that is all; that's close enough

Mr. James: anyone else from the public? Seeing none motion to close the floor to the public

Mr. Schulz: Motion to close; seconded by Mr. Ford; roll call all "aye motion carried

Mr. James: okay floor is closed to the public. Are there any other comments?

Mr. Dougherty: Yes Mr. Chairmen there are some things that we have talked about I would like to go over. If we could take them one at a time and address them; for instance there is a section on curbs, gutters and sidewalks and certainly that is something that would be included on the site plan on our review letter we had indicated that on that waiver there would be an actual site plan. It would not be in detail like it was a brand new application but an inventory of the sidewalks and curbs around the perimeter of the site to make sure it is safe. So I would recommend that any side walk and curb would be repaired eliminating any trip hazard, fix any deteriorated curb and things like that. That would have to be addressed in a review of our chapter 23-9 in addition to that we talked about a need for a traffic statement I think before the board can make a decision that certainly should be forwarded to the board so we can have something tangible. There was testimony tonight with the amount of cars it was a little vague on the deliveries and as far as trash pickup we are not sure how trash is picked up and the enclosure, there is a provision in our ordinance that says there should be a trash enclosure. There was testimony that it was behind the building but I thought from a screening stand point will there be screening for the residents in the rear there. The driveway lights; I know we talked about the paving of parking sizes but for instance weather or not that parking lot on 4th Ave and I know we had a parking lot similar to that in town where there is a concern of backing up onto a public right away so we may need to consider something like that and there is some difference in that. Also there is a provision in our ordinance for landscaping and I know there was testimony that this was a less intense use but this site has not been used for quite some time so the landscaping may need to be spruced up or even that erosion that was testified to would be a concern and it should be rectified I would think in some area or addressed on the site plan and they are saying nothing is changing on the site but we were made aware of existing drainage issues that I was not aware of till this evening that I was not aware of till the master sheet. Perhaps Public Works would also like to weigh in on this on the drainage issues that are preexisting but through this application might be addressed. At this point I think there are still a lot of things that are in crux that could be included in the plan so the board can discuss that but I think we still want to see some of these things addressed and specifically our Chapter 28-3-9. If they can't comply in some way then that justification will be presented because there are a series of design waivers then that will be requested for parking lots like parking spot sizes, possibly driveway openings, landscaping appearance and those busses for instance even though it is a less intense use the busses were not brought into this site before so that is a more intense use at least off the 5th. So those types of things should be addressed completely and properly on the site plan.

Mayor Green: On the recommendation from the engineer I think the applicant needs to provide this traffic plan before I'm comfortable on voting on the application based on the way it is right now I have serious concerns on the busses. I still don't think they are all going to fit in there and they may want to consider making a deal with that Church across the street and possible use that as a bus staging area if it can't be a permanent deal at least a long term deal that may solve the problem. If there were busses when it was St. Edwards because I don't remember them they definitely were not being dropped off on 5th Avenue or in the parking lot. As Mr. Seifert mentioned I do think they need to look at that section across from the old convent possibly putting the curb and sidewalk might eliminate his problem with rain water running off into the street, the street is not the applicants issue but he should work to maintain keeping the rain water on his property it would benefit both Mr. Seifert and the applicant because I sure whatever is washing out of there is washing out from the site. I think we need to look at that part and I think he also needs to look at this whole concept of going around the back of the building and preventing that from happening and then to comment about cleaning the place up one of my pet peeves is that chain-link fence it has been there over 20 years it is rusty and beat up and now you are telling me you are going to back cars up against it who are going to hit it knock it down and make it worse. To make it nice in Pine Hill a nice black wrought iron fence or something of that nature could be put up; but I think there are still some issues that need to be addressed. I am pleased that they are not going to make a portion of the school a living area; but there are still some issues especially with the busses 4 busses at a time on that street are going to create a backup on Erial Road and anyone how has been here for any type of rush hour it gets backed up bumper to bumper and is dangerous to begin with we banned parking on it a 2 years ago because of the issues with the traffic so there is no parking anywhere on Erial Road anymore and the residents on 5th Avenue need to be safe not being worried about being hit by a bus coming around the corner. I don't know who the bus company will be but I've seen bus drivers and some are good and some are not good, they start taking corners tight and can't maneuver the bus can't back it in you know very easily and others can't back it in if they had three times that space so I think they need to address the issues of the busses.

Mr. James: Anyone else from the board?

Mr. Waddington: I have some of the same concerns that the Mayor said but there was a lot of open points that were discussed here and a lot of commitments I'm not ready to make a decision without seeing something on paper. I can't make my decision based on what I've seen here tonight, I have no issue with the school being here but there are a lot of unanswered things here that the Mayor brought up that the Engineer has brought up the plans that are here that have been submitted and I know what is going to be in that kitchen I'm with the Fire Department and I need to know is it going to be suppressed is there going to be suppression in that building no offence but bottom line I don't feel comfortable as of right now.

Mayor Green: There was another question that I don't believe was answered and I would like an answer to and that is will the students be allowed to leave the school building during the school day. As high school students will they be allowed to go over to Dunkin Doughnuts or at the point of lunch walk down the street and get lunch I don't have the answer to that but I would like to know because I have some concerns?

Mr. Ford: You mean unsupervised right

Mayor Green: yes; obviously not a school trip but if they have a free class are they allowed to leave school grounds

Mr. James: Anyone else? If you would like to address these issues and come back but if you want us to decide tonight we can we will be happy to do that as well it is up to you

Miss. Platt: Well I'm a pretty sensitive person so I have pretty good instincts and if I would ask the board for a decision tonight; I'm not a betting person but I'm pretty sure what it would be so I'm not going to do that. The challenge is that not your issue but ours is that we have a school that we have a school we want to open in September when schools open up. So recognizing that we would have to come back to the board to address everybody's clearly articulated points of view and knowing we need to and will move quickly what is the boards' time frame I have concerns when the board meets.

Mayor Green: The Board meets once a month so the next meeting would be the second Thursday of August

Miss. Platt: So the second Thursday in August

Mayor Green: Right, but to that point if we were to render a decision in your favor tonight I'm not sure how you would open in September any way since it is 30 days till the resolution gets memorialized you can't even pull a building permit till then and quit honestly I have not been in school for years but I know there is still some work to be done in that school. With all intense purposes with today being the 10th of July I don't see how you are going to get that done by the 1st of September anyway.

Miss. Platt: that is a good point with the resolution

Mayor Green: with or without the resolution you are going to have to go to the construction official with the plans and he may have issues I have no idea I'm not the construction official and then you are going to have to hire a contractor to all the work and eventually they will be approved by the construction official but along the way I'm not sure in 45 days you could open the school. There are some issues that have to be addressed like where one part of the roof has to be repaired where the eaves are rotting away and the other issue is the handicap and I don't know how that gets resolved in 45 days.

Miss. Platt: Over zealous

Mayor Green: I would think so, again I'm not against the concept of the school but I think there are some things that need to be resolved

Miss. Platt: Thank You I appreciate you saying that

Mr. James: understand there is nothing against the school

Mayor Green: understand there may be some requirements for a school that are based on the age of the student that I have no idea if the school meets the standards as far as safety issues and the fire inspections.

Mr. Sitzler: would you be willing to adjourn at this time

Miss. Platt: Yes

Mr. Sitzler: anyone who is in the audience that is here on this application the applicant is consenting to an adjournment till August the 13th at 7:30 PM this application will be continued so the applicant will not have to re-notice to the public notice

Miss. Platt: I know that the second Thursday of next month is not that far away but in the event; does this board ever have special meetings?

Mayor Green: Not typically; it would have to be a unique situation and I'm not sure we can get all the board members together to have a vote

Miss. Platt: I understand they are all volunteers, ok so we don't have to re-notice and we will be back then

Mr. Sitzler: so everyone in the audience knows it will not be re-noticed but the next time this will be heard will be August the 13th at 7:30 PM

Miss. Platt: Thank you for your time

Old Business: Mr. James: any old business "none at this time"

New Business: Mr. James does anyone have any new business, reminder the next meeting is August 13th at 7:30PM

Open Meeting to Public: Mr. James: at this time I would like to entertain a motion to open the floor to the public

Mr. Waddington: so moved seconded by Mr. Ford. Roll call all "aye" motion passed

Mayor Green: the floor is not open to anyone who would like to address the board at this time please step forward with your name and address

Close Meeting to the Public: Mr. James: seeing no movement motion to close the floor

Mr. Waddington: so moved seconded by Mr. Ford. Roll call all "aye" motion passed

Motion to Adjourn: motion made by Mr. Waddington, second by Mr. Ford, all others "aye" motion carried.