

BRIDGEWATER TOWNSHIP

**NOTICE OF DECISION
TO WHOM IT MAY
CONCERN:**

NOTICE IS HEREBY GIVEN that on the 21st day of February, 2009, the Zoning Board of Adjustment of the Township of Bridgewater granted the application of the undersigned for (1) a variance pursuant to N.J.S.A. 40:55D-70d(3) to increase the maximum permitted building area or lot coverage (FAR) of 0.50 to 0.71,933 sq. ft. of enclosed building area or a FAR of 0.71,933 sq. ft. of enclosed building area (71,933 sq. ft.) and cover walkways (i.e., 14,060 sq. ft.) whereas an FAR of 0.50 is permitted; (2) preliminary final site plan approval to expand the size of the existing Temple to 36,733 sq. ft. to relocate and expand the site of the Cultural Center to 20,500 sq. ft., (c) provide for Priest Housing for 12 persons in four (4) new 2-story townhouses totaling 12,500 sq. ft. including one (1) existing single-family detached house totaling 1,491 sq. ft., and (d) provide for on-site surface parking spaces and related site improvements such as new modified detention/water retention basins; and (3) variances pursuant to N.J.S.A. 40:55D-70c related to lot area, a front yard setback, a side yard setback, total side yard setback, development within a stream corridor and signage (both along road frontage and internal directional signage). The rights conferred by these approvals (except the variances which run with the land) will be for a period of two years, and such extension of time the Zoning Board of Adjustment may grant.

The approvals described above were granted subject to the following conditions:

1. Applicant shall comply with the provisions of the MOU (unless modified by the Resolution).
2. Applicant shall address February 5, 2009 and April 13, 2009 comments of the Construction Code Official.
3. Applicant shall address February 4, 2009 comments of the Fire Subcode Official.
4. Applicant shall address February 5, 2009 comments of the Electrical Subcode Official.
5. Applicant shall comply with the comments in the Township Planner's report dated April 14, 2009.
6. Applicant shall comply with the comments in the Township Engineer's report dated April 14, 2009.
7. With respect to the area between the edge of the proposed parking lot and the line of the property applicant shall construct a berm at a height of 3 to 4 feet. Applicant shall also maintain the width of the existing vegetative buffer at an average of 3 feet. On top of the berm

plicant shall provide landscaping and a 4-foot high board fence. The landscaping and fence shall be approved by the Township Planner.

8. Applicant shall comply with the provision of the Memorandum of Understanding with the owner of Lot 12, as modified at a public hearing held on April 21, 2009.

9. Applicant shall make a contribution to the Township sidewalk fund. The amount of the contribution shall be determined by the Township Engineer. This contribution may be in lieu of installing sidewalks as required by the ordinance.

10. If required, Applicant shall obtain the approval of the governing body for the improvements over the sanitary sewer easement.

11. Construction details for trash enclosures shall be shown on the architectural plans.

12. With the exception of major festivals or as set forth in greater detail by the Applicant during the public hearing, only security lighting shall be permitted after 10:30 p.m. The plans shall be amended to show security lighting, which lighting is to be approved by the Township Planner. All illuminated signs will be turned off at or before 10:30 p.m.

13. The plans shall be amended to show all perimeter lights and other lights that are clearly visible from adjoining properties, being shielded with the shielding being clearly shown on the plans. The plans shall include a note that lights will not interfere with neighbors and the general public. Applicant shall address any complaints from adjoining property owners by shielding the offending light source.

14. The use of the cultural center's dining room and auditorium simultaneously by different groups shall be prohibited.

15. This resolution and Exhibits annexed hereto shall be recorded in the Office of the Somerset County Clerk as a Declaration of Covenant and a recorded copy thereof shall be filed with the Board of Supervisors Secretary.

16. Applicant shall enter into a Developer's Agreement with the Township. The Developer's Agreement shall be approved by both the Township Attorney and Board of Supervisors Attorney.

17. Any drainage concerns raised by abutting Sanofi Aventis will be resolved by the Township Engineer. In the event that a resolution cannot be agreed upon, Applicant may return to the Board for a final decision.

18. HVAC systems will be screened from abutting residential properties or road.

19. In the event pedestrian parking at Cedarbrook Park

are crossing Lot 2 in Block 483, the Applicant will take steps to stop such crossing. The Applicant shall submit a Bridgewater Township Compliance Report prior to the plans and any deeds being signed, and prior to scheduling the preconstruction meeting and issuance of construction permits.

The Premises (a total of 1.2 acres) which are the subject of this Application consist of two (2) lots located in an Unincorporated Zoning District with frontage on U.S. Route 202/206 and Old Farm Road and are designated on the Township Tax Map as Block 483, Lots 12.021 and 12.022.

A copy of the Zoning Board Adjustment's Resolution Memorialization (adopted April 28, 2009), is on file at the Bridgewater Township Municipal Building, Planning Department, 700 Garrett Road, Bridgewater, New Jersey 08807, and may be inspected during regular business hours Monday through Friday.

Hindu Temple and Cultural Society of USA, Inc.

a/k/a SRI Venkateswara Temple (Balaji Mandir)

By: Frank J. Petrino, Esq.

Stems & Weinroth

Attorneys for Applicant

Application No. 42-08-ZB

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