

250 GROVE AVENUE

BLOCK 126, LOT 7

NARRATIVE

Owner/Applicant is the Metuchen Jewish Community Center, more commonly known as Temple Neve Shalom. The subject premises is a 23,000sf structure, consisting of sanctuary (2,800sf), prayer room (800sf), gym with a stage, ballroom (4,000sf), two classrooms (1,860sf), a kitchen, library, restrooms, various closets and office space. The present number of seats in the subject premises is 281 in the sanctuary and 60 in the prayer room.

The days and hours of operation for the Synagogue when the congregation is in attendance are M-F 7:00am to 7:45am in prayer room about 15 people, Saturday 9:30 to noon in sanctuary maximum 60 people, Saturday noon to 2:00 pm in ballroom maximum 60 people and when the congregation is not in attendance M-F 8:00 am to 5:00 pm 2 to 6 people. There are at present 2 full-time and 4 part time staff members for the Synagogue.

The childcare center located on the subject premises hosts children ranging in age from 2.5 to 6 years old, with the maximum number of children at any one time at 80 and the maximum number of staff at 12. The childcare center operates Monday through Friday, 8am – 5pm.

The interior-only renovations to the subject premises will be to 1,260sf of the ballroom space, creating two new classrooms in that existing space. This will allow the childcare center to have the necessary classroom area to accommodate up to 120 children and 16 staff members. There will be no exterior alterations or renovations nor any mechanical equipment added.

There are 104 parking spaces currently on the subject premises, consisting of 99 regular spaces and 5 handicap spaces. The parking requirement for the childcare use under the ordinance for the site's zone is one space for every three children and one space for each teacher/staff member, which creates a demand for fifty-six parking spaces (40 for child ratio and 16 for teacher/staff). There are 281 seats in the sanctuary which creates the requirement for ninety-four parking spaces. Combined, the requirement would be one hundred forty-six parking spaces, however, a waiver is requested for the parking requirement as the time of religious services and the time of childcare operations do not coincide.

The pick-up and drop-off procedure for the childcare center, including drop-off times of 8:00 am to 9:00am and pick-up times of noon, 1:00 pm, 3:00 pm and 5:00 pm. The location of drop-off/pick-up is at the entrance doors in the rear of the building. The location of staff member parking for the building staff and the school staff will be in any of the 104 parking spaces, which consists of 99 regular spaces and 5 handicap spaces, in the rear of the building. The Synagogue and the childcare center do not operate simultaneously.

There will be no change to the refuse and recycling volume and procedures will not change as a result of the proposed expansion of the childcare center as these procedures were established when the congregation was 575 member units and the congregation is currently at approximately 200 member units.

