**BOROUGH OF SAYREVILLE**

**MASJID SADAR COMMUNITY CENTER/HOUSE OF WORSHIP**

**CONDITIONS OF APPROVAL (IF APPROVED)**

1. No “Call to Prayer” will be announced outside the building.
2. No Occupancy would be permitted in the Minaret.
3. Basketball Courts and Multi-Purpose Room will not be utilized for religious services.
4. A licensed professional engineer will perform pre-development inspections of the foundations of the existing houses adjacent to the property.
5. The building will not be open for 24 hours.
6. The Friday afternoon prayer service will be split into two (2) sessions.
7. Police officers will be hired to assist with traffic control during the Friday afternoon services.
8. Visitors to the Mosque will not be permitted to park on the adjacent residential streets.
9. No other activities will be permitted in the building during Friday afternoon services.
10. The parking lot will be closed when full occupancy is reached.
11. The submitted Operations Manual will be required to be complied with.
12. Provide copy of executed lease for twenty-two (22) off-site parking spaces on Johnson Lane.
13. Garbage pick-up will be performed during off-peak hours.
14. The maximum occupancy of the building at any time will be 321.
15. Police officers will be hired to assist with traffic control during special events and Ramadan.
16. Two (2) dedicated monitors will be provided to enforce on-site traffic control.
17. Applicant will contact Borough Historical Society and ask if they are interested in contents of existing house located at 214 Ernston Road. If interested the Applicant will allow Historical Society to remove any requested items.
18. The applicant will contact Middlesex County and request their approval for the installation of crosswalks on Ernston Road. The applicant will also install crosswalks and handicapped ramps at all locations approved by Middlesex County.
19. Applicant will comply with the conditions set forth in the following reports:
20. Reports prepared by CME Associates dated February 21, 2024, October 16, 2024, and April 16, 2025
21. Reports prepared by Bright View Engineering dated April 9, 2024, October 11, 2024, and April 11, 2025
22. Report prepared by Acuity Consulting Services and dated April 7, 2025
23. Report prepared by Michael P. Fowler Associates LLC and dated February 16, 2024
24. The Applicant shall coordinate traffic control issues with the Police Department in advance of events and shall:
	1. Employ off-duty Police Officers for events as determined by the Police Department.
	2. Distribute flyers and email blasts to the congregation advising of additional off-site parking locations and to obey traffic officers and parking regulations.
	3. Install signage for events at least one (1) week in advance at locations determined by the Police Department.
	4. Use off-site parking and busing to and from off-site locations in coordination with the The Applicant in conjunction with the Board Engineer shall conduct traffic studies
25. The Applicant in conjunction with the Board Engineer shall conduct traffic studies during the first full year of operation of the new Mosque, which studies shall include:
	1. Traffic counts during normal weekday activities and services
	2. Traffic counts during Friday afternoon prayer services
	3. Traffic counts during weekend activities including a wedding
	4. Traffic counts during RamadanSubmit a traffic report after the first year of operation to the Board Professionals. If the report shows an increase in traffic above 5% of the levels testified by the Applicant, its Traffic Engineer, and contained in the Traffic Impact Study, then the Applicant shall meet with the Board Professionals and Police Department to determine if additional measures should be employed to alleviate the impact of the additional traffic including obtaining additional off-site locations and the use of shuttle buses.
26. The Applicant shall provide a report that, based on the lighting plan, there would be no off-site lighting spillage per the Borough Ordinance.
27. Applicant shall hold the Eid holiday off-site.