

1 BOROUGH OF SAYREVILLE PLANNING BOARD
2 COUNTY OF MIDDLESEX - STATE OF NEW JERSEY

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- - - - -
REGULAR MEETING FOR:

5

6 MASJID SADAR COMMUNITY CENTER/HOUSE OF WORSHIP
7 BLOCK 444.04, LOTS 23, 24, 25 & 28
7 212-216 ERNSTON ROAD, PARLIN

8 *PRELIMINARY & FINAL MAJOR SITE PLAN*
- - - - -

9

10 SAYREVILLE SENIOR CITIZEN CENTER
 MEETING ROOM
11 423 MAIN STREET
 SAYREVILLE, NEW JERSEY 08872

12

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- - -
WEDNESDAY, APRIL 16, 2025

14

7:30 P.M.

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TRANSCRIPT OF PROCEEDINGS

PUBLIC HEARING

- CONTINUED -

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1 BOARD MEMBERS PRESENT:

2 THOMAS TIGHE, CHAIRMAN
3 JUDY LAHRMAN
4 BARRY MULLER, VICE-CHAIRMAN
5 CHRISTINA SITACA
6 DANIEL VOLOSIN
7 NOREN SHAH
8 JOHN ZEBROWSKI, COUNCILMAN
9

10

11

12 PROFESSIONALS AND STAFF PRESENT:

13

14 ALEXANDER G. FISHER, ESQUIRE, BOARD ATTORNEY
 Savo, Schalk, Gillespie, O'Grodnick & Fisher

15 BRENT R. POHLMAN, ESQUIRE, RLUIPA ATTORNEY
 Mandelbaum Barrett, P.C.

16

17 JAY CORNELL, P.E., BOARD ENGINEER
 CME Associates

18 PETER VAN DEN KOOY, P.P., AICP, Board Planner
 Acuity Consulting Services, LLC

19

20 JOSEPH FISHINGER, P.P., PTOE, TRAFFIC ENGINEER
 Bright View Engineering

21 BETH MAGNANI, BOARD SECRETARY
 Borough of Sayreville

22

23

24 STENOGRAPHICALLY REPORTED BY:

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A L S O P R E S E N T:

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15 MOHAMED SHAMEER SADAR

Shameer Properties, LLC

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1 CHAIRMAN TIGHE: It's 7:30. Would you
2 all please stand.

3 [Pledge of Allegiance.]

4 CHAIRMAN TIGHE: Thank you.

5 Good evening. I would like to call the
6 Borough of Sayreville Planning Board meeting of
7 April 16th, 2025.

8 Beth, has this meeting been advertised
9 in accordance with the Open Public Meetings Act?

10 SECRETARY MAGNANI: Yes, Chairman, it
11 has.

12 CHAIRMAN TIGHE: All right. Do we
13 have any memorializations of the resolutions?

14 SECRETARY MAGNANI: We need to do a
15 roll call.

16 ATTORNEY FISHER: Mr. Kandel?
17 Ms. Lahrman?

18 MEMBER LAHRMAN: Here.

19 SECRETARY MAGNANI: Mr. Muller?

20 VICE-CHAIRMAN MULLER: Here.

21 SECRETARY MAGNANI: Mr. Shah?

22 MEMBER SHAH: Here.

23 SECRETARY MAGNANI: Ms. Sitaca?

24 MEMBER SITACA: Here.

25 SECRETARY MAGNANI: Mr. Volosin?

8

1 MEMBER VOLOSIN: Here.

2 SECRETARY MAGNANI: Mr. Williams?

3 Councilman Zebrowski?

4 COUNCILMAN ZEBROWSKI: Here.

5 SECRETARY MAGNANI: Chairman Tighe?

6 CHAIRMAN TIGHE: Here.

7 SECRETARY MAGNANI: We have a quorum.

8 CHAIRMAN TIGHE: Thank you.

9 - - -

10 (Whereupon, the board continues with

11 agenda items.

12 - - -

13 CHAIRMAN TIGHE: Site plan and

14 subdivision hearing.

15 SECRETARY MAGNANI: This evening we

16 have Masjid Sadar Community Center House of Worship,

17 Preliminary and Final Major Site Plan, 212 to 216

18 Ernston Road, Sayreville, Block 444.04, Lots 23, 24,

19 24, 25 and 28.

20 CHAIRMAN TIGHE: Mr. Sachs, the floor

21 is yours.

22 ATTORNEY SACHS: Thank you,

23 Mr. Chairman.

24 Good evening members of the board.

25 Lawrence Sachs on behalf of the applicant, Masjid

9

1 Sadar Community Center.

2 We were last here six months ago; we

3 were here in October of 2024. And after that

4 meeting we decided that we needed to make a number

5 of revisions to this plan, which we have

6 accomplished, and we're going to go through them

7 this evening.

8 But I believe it was some of the input

9 from this board, members of the board, and from the

10 members of the public that resulted in these

11 revisions coming to fruition.

12 So, Mr. Chairman, what I would like to

13 do is briefly talk about the specific revisions that

14 were made, and also certain conditions that the

15 applicant is willing to have incorporated into any

16 resolution, if this board acts favorably on this

17 application.

18 Let me talk about the first one.

19 The first and major revision that we

20 made was that if the board will recall the original

21 occupancy of this building for prayer purposes was

22 455 worshippers -- 454 worshippers. We reduced it

23 by approximately 30 percent and now we have an

24 occupancy of 321 in the gents' prayer hall and the

25 ladies' prayer hall total, so a total of 321.

10

1 How we accomplished that was by,

2 obviously, reducing the occupancy but also providing

3 a plan which you have, which shows that specific

4 prayer mats will be placed in a specific location.

5 There will be aisles, which really makes the most

6 sense because, as this board is aware and as I think

7 everyone is pretty much aware, there were no seats

8 in this particular facility; mosques do not have

9 seats, they have prayer mats. So we delineated the

10 321 prayer mats which will occupy the gents' hall

11 and ladies' hall in total.

12 As a result we also eliminated the

13 stacked parking system in the garage. And how we

14 were able to do that is that based upon the

15 reduction in occupancy we determined that we no

16 longer needed that stacked parking system. So we do

17 not have a stacking system. There will be no valet

18 parking.

19 Your ordinance requires us to have 107

20 parking spaces to accommodate those 321 prayer mats

21 and that's what we're providing. So based on that

22 we decided that we did not need that stacked parking

23 system, which was somewhat problematic, I believe,

24 in theory and in terms of clearing out the building.

25 We also were able to secure additional

11

1 off-site parking for 22 parking spaces within

2 walking distance of this facility. So those

3 additional 22 parking spaces are available for us.

4 We agreed to restrict all activities

5 on-site when prayer services are occurring. So, for

6 instance, there will be no utilization of the

7 basketball court. There will be no utilization of

8 the exercise room. The classroom will not be used.

9 So all of the other ancillary uses to this house of

10 worship will not occur while prayer services are

11 going on.

12 We've also agreed to have police

13 monitoring of this site on Friday afternoons. We

14 have two services on Friday. The Sayreville police

15 will be directing traffic and monitoring traffic on

16 all Friday afternoon events, also during any special

17 events where the need requires there to be police,

18 and also during Ramadan.

19 One of the requests of the board back

20 in one of the earlier meetings was to provide

21 specific square footage as to each room in the

22 facility. We have done that. You have revised

23 architectural plans that delineate that.

24 We also provided you with a chart which

25 shows the occupancy during various times of the day

1 every day of the week, all seven days of the week.

2 We also provided an operations manual,
3 all right. We call it "A Day in the Life of a
4 Masjid." We will agree that all of the references
5 in that operations manual can be incorporated into a
6 Resolution of Approval, if the board acts favorably
7 on this application.

8 And finally, we have also provided a
9 calendar. What we decided was that it was best to
10 provide a quarterly calendar showing what time the
11 prayers are during the middle of the first quarter
12 of the year, middle of the second quarter of the
13 year, and middle of the third quarter of the year,
14 and middle of the fourth quarter of the year. And
15 that will demonstrate what the approximate start
16 times of these five prayer services will occur
17 during those particular times. So we have it for
18 February 15th, we have it for May 15th, we have it
19 for August 15th, and we have it for November 15th.

20 So I think that provides a very
21 accurate depiction of when these prayer services
22 will commence and when they will end.

23 So, I think, with that said,
24 Mr. Chairman, I have covered all of the revisions to
25 the plans. What I would like to do is briefly go

1 the second quarter, let me give you the times for
2 that. The dawn prayer would begin at 5:00 a.m. and
3 end at 5:15 p.m. The midday prayer would begin at
4 1:30 p.m. and end at 1:45 p.m. The afternoon prayer
5 would begin at 6:15 p.m. and end at 6:30 p.m. The
6 sunset prayer would begin at 8:17 p.m. and end at
7 8:32 p.m., and the nighttime prayer would be at
8 10:00 p.m. and end at 10:15 p.m.

9 I will now give you the third quarter,
10 which will be August 15th. And as you can see a lot
11 of these times are -- not a lot of them, the early
12 prayer and the late prayer, the sunset prayer, are
13 really based on the sunset and sunrise.

14 So for August 15th, the dawn prayer
15 would begin at 5:30 a.m. and end at 5:45 a.m. The
16 midday prayer, 1:30 p.m. to 1:45 p.m. The afternoon
17 prayer from 1:15 p.m. to 6:30 p.m. [sic]. The
18 sunset prayer 8:05 p.m. to 9 -- I'm sorry, 8:55 p.m.
19 to 9:15 p.m. And the nighttime prayer, 9:30 p.m. to
20 9:45 p.m.

21 And then finally, for the November 15th
22 calendar, the dawn prayer would begin at 6:00 a.m.
23 and end at 6:15 a.m. The midday prayer, 1:30 to
24 1:45 p.m. The afternoon prayer, 3:15 p.m. to
25 3:30 p.m. The sunset prayer from 6:08 p.m. to

1 through The Day in the Life Operations Manual, which
2 I assisted in the preparation of, and just give some
3 of the highlights of that, just so the board and the
4 public are aware.

5 So let's first talk about the
6 activities for the prayer services which will occur
7 February 15th in terms of timing, all right. So
8 there are five prayer services. The first one being
9 the dawn prayer. The second one being the midday
10 prayer. The third being the afternoon prayer. The
11 fourth being the sunset prayer. And the fifth being
12 the nighttime prayer.

13 So let me give you the times for the
14 prayers on February 15th, as an example. The dawn
15 prayer will start at 6:15 a.m. and will end at
16 6:30 p.m. [sic]. The midday will begin at 1:30 p.m.
17 and end at 1:45 p.m. The afternoon prayer will
18 begin at 4:15 p.m. and will end at 4:30 p.m. The
19 sunset prayer will begin at 5:40 p.m. and will end
20 at 5:55 p.m. And the nighttime prayer will begin at
21 8 o'clock and will end at 8:15 p.m.

22 As you will notice the blocks are
23 15-minute blocks. That's how long these prayer
24 services will take.

25 May 15th, which would be the middle of

1 6:23 p.m. And the nighttime prayer from 8:00 p.m.
2 to 8:15 p.m.

3 Now we also provided in that operations
4 manual what we believe the average attendance would
5 be at the various prayers. And let me give you
6 those numbers.

7 So for the dawn prayer we anticipate 35
8 attendees. For the midday prayer, 20 attendees --
9 by the way, the midday prayer that I have been
10 referring to does not include the Friday afternoon
11 prayer, but it would just be every other day of the
12 week. The afternoon prayer, 20 attendees. The
13 sunset prayer, 35 attendees. And the nighttime
14 prayer, 45 attendees.

15 All right, so those are the various
16 calendar events that I think were necessary to be
17 provided to this board so that you could have a
18 flavor of when activities would occur.

19 Now, as part of our operations manual,
20 we also provided information about the Friday
21 prayers, and there are two of them. We anticipate
22 that the first service which is usually the most
23 well-attended Friday prayer, would have 190
24 attendees, and that would include both men and
25 women. And, by the way, for the prayers I just

1 indicated that would also include both men and women
2 in terms of the total.

3 And for the second service it would be
4 80 attendees. So, obviously, the first service is
5 the more well-attended. The second service would be
6 the lesser attended.

7 There is going to be sufficient time
8 between the two prayers for us to clear the parking
9 lot. It's going to be approximately 45 minutes.

10 That was an issue with the stacked
11 parking system with the valet. There was a big
12 concern about how quickly would people be able to
13 leave. But without having the stacked system, the
14 vehicles in the garage would be able to obviously
15 exit.

16 There will be police assistance there
17 to make sure that that's done in an efficient and
18 expeditious manner. And we anticipate no issues
19 whatsoever with the parking lot clearing on the
20 Friday prayer after the first service.

21 All right, let me talk about some of
22 the other issues that are contained in this -- in
23 this operations manual. Information was requested
24 about the use of the multipurpose hall. And you
25 will notice in the operations manual that the

1 And we have specific hours for that.
2 It would be Monday through Friday, 5:00 p.m. to
3 10:00 p.m., Saturday from 9:00 a.m. to 10:30 a.m.,
4 and then again from 5:00 p.m. to 9:30 p.m. And on
5 Sundays from 10:00 a.m. to 11:30 a.m., and from
6 4:00 p.m. to 7:00 PM.

7 So we have limited hours with respect
8 to the utilization of the basketball court. We also
9 anticipate that no more than 30 attendees would be
10 there at any given time.

11 We also provided you information
12 regarding the exercise areas. There are two
13 exercise areas; one for the men and one for the
14 ladies. Again, those will also only be utilized
15 during non-prayer times.

16 And we also have specific hours for
17 that. That would be Monday through Friday from
18 5:00 p.m. to 10:00 p.m., Saturday from 9 to 10:30 --
19 9:00 a.m. to 10:30 a.m. And from 5 p.m. to
20 9:30 p.m. And on Sundays from 10:00 a.m. to
21 11:30 a.m., and from 4:00 p.m. to 7:00 PM.

22 Basically the same hours as the
23 basketball court. And again we also anticipate that
24 no more than 30 attendees would be utilizing those
25 facilities.

1 multipurpose hall will only be used for life cycle
2 events.

3 And life cycle events are really
4 generic to any religion, those life cycle events
5 would be the celebration of a birth, a wedding and a
6 funeral.

7 Those will occur on Fridays, Saturdays
8 and Sundays. They will not occur during the week.
9 And, obviously, they would also occur in the
10 afternoon and early evening so as not to conflict
11 with any other traffic times that we would be
12 concerned with; we're sympathetic to the fact that
13 schools empty out at a certain hour. So we can
14 accommodate that in terms of scheduling.

15 Information was also -- and, by the
16 way, in terms of number of attendees that would be
17 at a multipurpose hall function, we anticipate that
18 it would be probably no more than 80. Probably less
19 than that, but we wanted to be on the comfortable
20 side to give you that information.

21 We also spoke about the basketball
22 court in the operations manual. That will be
23 limited to sporting activities. And, as I stated in
24 the beginning, the basketball court will only be
25 used during non-prayer times.

1 We also provided you information in the
2 operations manual regarding the youth activity hall
3 for both boys and girls. Again, those will also
4 only be utilized during non-prayer times. And the
5 usage of those rooms will be for arts-and-crafts
6 activities and other youth activities.

7 The utilization of those rooms will
8 only occur on Friday, Saturday and Sunday. And we
9 haven't really specified the times on that, but we
10 don't anticipate great usage of that. But again, it
11 will be during non-prayer times. And we anticipate
12 maybe 15 attendees in both the boys activity hall
13 and the girls activity hall.

14 We also have seven classrooms. I think
15 the request at the last hearing was when are these
16 classrooms going to be used. First of all, they'll
17 only be used for educational activities for the
18 youth, and also for women's Quran classes.

19 And again, they will only be utilized
20 during non-prayer times. And that will be on
21 Saturday and Sunday only from 10:00 a.m. to
22 12:40 p.m. And we anticipate no more than 10
23 children in each classrooms and maybe 10 women when
24 it's a woman's Quran class.

25 We have some other ancillary uses on

1 this property. We have two offices. Office
2 Number 1, which is a management office. Again, the
3 only time that will be staffed is during non-prayer
4 times. And Office Number 2, which is a supervisor's
5 office, as well will also be during non-prayer
6 times. We anticipate having two employees who will
7 staff those offices.

8 We also in the operations manual have a
9 cafeteria. And again that will only be used for
10 dining preparation for special events, all right. I
11 wanted to be clear that for regular services there
12 is no food that is served. And that would include
13 even the Friday afternoon services.

14 All right, we also made reference in
15 the operations manual as to the major holiday, which
16 is Eid al-Fitr and Eid al-Adha. Those are two
17 separate holidays. All of those activities -- and
18 we have said this from the outset -- all occur
19 off-site at the borough school. So those are the
20 major holidays and none of the activities will occur
21 on this site; they will all occur off-site.

22 For Ramadan, and Ramadan does span a
23 month, all right, it's usually 28 to 29 days.
24 Ramadan is also in the evening. And we have
25 indicated in the report that that will be from

1 generally from 8:00 p.m. to 10:00 p.m., and we will
2 limit the occupancy in our facility to 321.

3 If it turns out that we have overflow,
4 we have the use of the Samsel Upper Elementary
5 School, which they presently utilize now. And they
6 would continue to utilize that in the future for
7 parking.

8 We anticipate that the attendance for
9 Ramadan is similar to the attendance for Friday
10 afternoon prayers. The difference on Ramadan, and I
11 think it has been referenced in the operations
12 manual, is that whereas on a Friday afternoon
13 service some people will come in their own
14 individual car, of course, we know that people will
15 come multiple attendees in one car, but for Ramadan
16 it's usually a family that will be attending because
17 it's in the evening and it doesn't conflict with
18 work.

19 And, you know, that could be four
20 occupants per car. But we're going to get into the
21 traffic testimony and show how we support the
22 parking.

23 All right, and in terms of parking we
24 also indicated in our operations manual that based
25 on the 321 prayer mats, we need to provide 107

1 parking spaces. How do we come to that? Well, for
2 a house of worship your requirement is one parking
3 space for every three seats. We're utilizing the
4 same ratio here with the prayer mats. So for every
5 -- for 321 prayer mats we need to -- divide that by
6 three, we come up with 107 parking spaces.

7 For the basketball court and the
8 exercise room we need 4.5 parking spaces for every
9 1,000 square feet. And for all the other uses we
10 need one space for every 250 square feet. That
11 would include the cafeteria, the multi-purpose room
12 and the classrooms.

13 So, in summary, I think we have
14 provided a fairly comprehensive operations manual to
15 you. What we also did is we also provided a chart
16 to you which I believe is part of the submission and
17 shows the occupancy. And I don't know if that's
18 going to go up on the screen, if we can?

19 All right, well, if not, let me -- I
20 know the board has it, but for members of the public
21 -- well, okay, it might be hard to read so I'm going
22 to -- I'm going to indicate what it is, all right.

23 I know the board has it, but I want the
24 members of the public to understand what the maximum
25 utilization of this site would be.

1 So, for instance, on a Sunday we know
2 that the maximum occupancy of this building
3 utilizing the basketball court, the exercise area,
4 the classrooms, and the youth activity rooms and the
5 office would trigger 95 parking spaces, all right.
6 That's on a Sunday. And that would be in the
7 morning.

8 In the afternoon that drops down to 76
9 parking spaces because we don't have the classrooms
10 in use. Those are only going to be in the morning.

11 And then again on Monday, all right, we
12 have very limited occupancy. The maximum occupancy
13 on a Monday is roughly 45 parking spaces. And that
14 would be during the times that the basketball court
15 was open, which would be during non-prayer times.

16 So the balance of Monday would only
17 trigger between 23 and 13 parking spaces based upon
18 the limited activities that occur on a Monday.

19 So the primary activity that is going
20 to occur on a Monday is going to be the utilization
21 of the ancillary activities, the basketball court,
22 the exercise areas, et cetera.

23 On the Tuesday we have the same
24 numbers. Again the maximum number of parking spaces
25 would be for the utilization of the basketball court

1 and the exercise facilities. And that again
2 triggers a parking demand of around 45 parking
3 spaces.

4 Wednesday, same scenario.

5 Thursday, same scenario.

6 Let's get to Friday because Friday is
7 our -- is the critical day. All right, we have
8 anticipated that based on the 321 prayer mats we are
9 required to have 107 parking spaces. We anticipate
10 that we will be utilizing those 107 parking spaces,
11 however, the difference is we're going to be
12 utilizing them on two separate prayer services. So
13 190, if it's the first service equates to roughly 63
14 parking spaces being utilized. And for the second
15 service if it's approximately 80, it would be 27 or
16 so.

17 All right, so again we have 107
18 available parking spaces. But again, we don't
19 anticipate that all of them will be used up during
20 the first service. And we certainly don't
21 anticipate that they will be all used up during the
22 second service. In fact, we have an abundance of
23 parking to cover the Friday afternoon prayer.

24 We also anticipate that in the evening,
25 on Friday evenings, with the basketball facility

1 being used, and the exercise facilities being used,
2 we could run into a situation where we would need 90
3 parking spaces. But again, we have 107 parking
4 spaces.

5 And then finally on Saturday, Saturday
6 morning we anticipate that with all of the uses in
7 effect the parking demand would be 95 parking spaces
8 and again we have 107. All of those uses being the
9 basketball court, the exercise facilities, the
10 classrooms, because we will have students there on
11 Saturday mornings.

12 And again, in the evening when all of
13 the facilities are being -- potentially being used,
14 the basketball court and the exercise rooms and the
15 classrooms, we also anticipate a demand of roughly
16 90 parking spaces.

17 So I guess what this chart indicates to
18 you, or should indicate to you, is that there are
19 peaks and valleys in the use. The peak is obviously
20 on Friday afternoon, when we have the two prayer
21 services.

22 But again, based upon the parking that
23 is being provided, and the two prayer services, we
24 don't ever anticipate that there will be a parking
25 issue on Friday afternoons. And also we have the

1 use of an additional 22 parking spaces off-site if
2 we need them.

3 So let me just see if I have covered
4 everything, Mr. Chairman. I think I have.

5 The only thing I would like to
6 supplement is I want to insert a new Page 6 because
7 the Page 6 that you have --

8 CHAIRMAN TIGHE: Where do you want to
9 insert this?

10 ATTORNEY SACHS: This would be under
11 the special events under Ramadan. Yeah, it would be
12 in "The Day in the Life," Mr. Chairman. So Page 6
13 in The Day in the Life.

14 CHAIRMAN TIGHE: Are you going to put
15 somebody else to speak about this?

16 ATTORNEY SACHS: No. I think I
17 referenced it. I think I just wanted to reference
18 the fact that the Samsel Elementary School will be
19 utilized for overflow parking. That's all I wanted
20 to do. So I have just an amendment to Page 6.

21 ATTORNEY POHLMAN: Mr. Sachs, I may
22 just recommend that the applicant introduce both the
23 parking occupancy spreadsheet, as well as the
24 calendar document and the detailed report on room
25 space and usage, as specific exhibits.

1 ATTORNEY SACHS: That's fine, we could
2 do that.

3 ATTORNEY POHLMAN: Okay.

4 ATTORNEY SACHS: I am not sure what the
5 Exhibit Number is. Beth may have that for me.
6 What is our last one, if you know?

7 SECRETARY MAGNANI: I'll find out.

8 ATTORNEY POHLMAN: I think that would
9 be our...

10 ATTORNEY SACHS: I agree.

11 SECRETARY MAGNANI: Exhibit 7.

12 ATTORNEY SACHS: So A-7.

13 Mr. Pohlman, if you want, we'll use
14 "The Day in the Life" as A-7.

15 And then I think we can use the
16 detailed report on room and space usage as A-8.

17 We can reference the chart that I just
18 gave the highlights to as A-9.

19 And page -- supplemental Page 6 can be
20 A-10. And I have an extra copy of that which I can
21 provide to your secretary.

22 CHAIRMAN TIGHE: Thank you.

23 ATTORNEY SACHS: Mr. Chairman, with
24 that said, certainly we can answer any questions as
25 to what we just indicated on the revisions and what

1 is contained in those -- in the operations manual.

2 I also have my traffic engineer here
3 again this evening, Mr. Stimmel.

4 CHAIRMAN TIGHE: Let me see if there's
5 questions first.

6 ATTORNEY SACHS: Okay, that's fine.

7 CHAIRMAN TIGHE: Does anybody from the
8 board have any questions of Mr. Sachs on the
9 information we just went over?

10 COUNCILMAN ZEBROWSKI: Mr. Chairman,
11 just one question.

12 Mr. Sachs, you referenced an off-site
13 location for 22 additional spaces. Can you
14 elaborate on that?

15 ATTORNEY SACHS: 3 Johnson Place,
16 Councilman.

17 COUNCILMAN ZEBROWSKI: Is that the
18 former hot dog stand or hot dog location, Mr. Dee's?

19 ATTORNEY SACHS: Yes.

20 COUNCILMAN ZEBROWSKI: I don't believe
21 that that's occupied right now. If it was would
22 that alter your plans?

23 ATTORNEY SACHS: No. We have a lease
24 with them so they'll have to make whatever
25 provisions are necessary.

1 COUNCILMAN ZEBROWSKI: Thank you.

2 CHAIRMAN TIGHE: So it's your
3 testimony that you have 3 Johnson Place and the
4 Samsel School?

5 ATTORNEY SACHS: Yes.

6 And really the school is only for
7 Ramadan and for Eid, but we certainly have the use
8 of 3 Johnson Place if we need it at any time.

9 Again, I don't anticipate that we'll
10 ever need it based on limitation on occupancy.

11 CHAIRMAN TIGHE: How far of a walk
12 from 3 Johnson Place to the mosque?

13 ATTORNEY SACHS: About a half a block.

14 CHAIRMAN TIGHE: Yeah, more than that.

15 MEMBER OF THE AUDIENCE: Crossing
16 Bordentown.

17 MEMBER OF THE AUDIENCE: It's Johnson
18 Lane.

19 ATTORNEY SACHS: Johnson Lane, I'm
20 sorry. It might be more -- it's more than a half a
21 block, but it's a few blocks.

22 CHAIRMAN TIGHE: Okay.

23 MEMBER OF THE AUDIENCE: No sidewalks.

24 CHAIRMAN TIGHE: Anybody else have any
25 questions?

1 Bring up your traffic.

2 ATTORNEY SACHS: Thank you.

3 Mr. Chairman, actually before you swear
4 in Mr. Stimmel, Mr. Fisher, I just want to make
5 sure, I meant to say it at the beginning, we
6 provided you with the Affidavit of Service and the
7 notices and everything, I assume, is in order for
8 jurisdiction?

9 ATTORNEY FISHER: Correct.

10 ATTORNEY SACHS: Thank you.

11 ATTORNEY FISHER: Please raise your
12 right hand. Do you swear to tell the truth, the
13 whole truth, and nothing but the truth?

14 WILLIAM STIMMEL: I do.

15 ATTORNEY FISHER: All right, you are
16 under oath.

17 THE WITNESS: Thank you.

18 ATTORNEY SACHS: Mr. Chairman, I know
19 Mr. Stimmel has testified before. I believe his
20 qualifications have not changed.

21 Mr. Stimmel, your license is still in
22 good standing; is that correct?

23 THE WITNESS: Yes.

24 CHAIRMAN TIGHE: Motion to accept his
25 credentials. All in favor?

1 BOARD MEMBERS IN UNISON: Aye.

2 - - -

3 E X A M I N A T I O N

4 - - -

5 ATTORNEY SACHS: Mr. Stimmel, since we
6 were last here in October I know that you undertook
7 some additional traffic studies. You also have had
8 the opportunity to receive the report from
9 Mr. Fishinger, dated April 11th, 2025.

10 So if you could give the board the
11 benefit of your testimony as to the traffic study.

12 THE WITNESS: Sure.

13 Since the last time we were in front of
14 the board -- and find it hard to believe it was six
15 months ago, but I'm sure Mr. Sachs is right -- we
16 have submitted two documents, the first was
17 February 19th, 2025. And it was basically a summary
18 of two different sets of traffic counts that were
19 performed at the Madison Park Volunteer Fire
20 Company, that's where the mosque community is
21 currently holding their Friday prayer services.

22 The first was done on Friday, May 17th,
23 2024. That had previously been submitted to the
24 board and previously testified to. It was Friday,
25 May 17th from 12:00 p.m. until 4:00 p.m.

1 So it captured both the early and late
2 prayer service on a Friday afternoon at the fire
3 company. The results of those counts showed 270
4 persons entering the site and 195 vehicles over the
5 four-hour period. So again, that's both services.
6 That equals a vehicle occupancy rate of 1.38 persons
7 per vehicle.

8 We did an updated count at the fire
9 company on Friday, January 17th of this year.
10 Again, from 12 until 4:00 p.m. results of the count
11 showed a total of 263 persons entering the site.

12 So pretty consistent with the counts
13 from May of '24, which was 270. It dropped slightly
14 to 263. But the 263 persons arrived at the site,
15 and 159 vehicles, over the four-hour period, which
16 is a vehicle occupancy rate of 1.65 persons per
17 vehicle.

18 I provided some additional information
19 regarding the operation at the fire company as it
20 currently exists. I don't know how relevant that is
21 to the board's consideration, but it has been
22 submitted into the record.

23 The second document that was provided
24 was from April 1st of 2025. So just about two weeks
25 ago. We did an updated capacity analysis at the

1 the occupancy for the morning prayer service, which
2 would be 23 vehicles in, 23 vehicles out.

3 Results of the analysis showed that
4 movements at the site driveway operate at level of
5 service B or better, and that is largely because of
6 the lower volume at that early time of morning.

7 The second period we looked at was the
8 typical weekday evening from 5:00 to 6:00 p.m. So
9 the weekday evening peak period for street traffic
10 generally falls between 4:00 and 6:00 p.m. depending
11 on the time of year the afternoon prayers or the
12 sunset prayers could fall within that window.

13 The sunset prayers are anticipated to
14 be more heavily attended, so that's what we used for
15 this analysis with 23 vehicles entering and 23
16 vehicles exiting.

17 And then assume that all vehicles
18 arriving for the subsequent weeknight activities, 54
19 vehicles would enter during that window as well.
20 The results of that analysis show that the site
21 driveways operate at level of service D or better
22 during the weekday evening peak period.

23 We gave a new consideration using a
24 slightly different approach with the Friday midday
25 period, which was from 1:00 to 2:00 p.m. As has

1 locations of the proposed site driveways using
2 similar methods as to the October 2nd, 2024, traffic
3 study which was submitted.

4 In the updated analysis, the site
5 volumes were based on the weekly parking table. I
6 think Mr. Sachs called it the parking occupancy
7 spreadsheet, which was provided by Vision Design and
8 was just testified to. And we used the May of 2024
9 automatic traffic recorder data taken across the
10 site frontage on Ernston Road as the basis for the
11 existing traffic volumes.

12 So using those projections and that
13 traffic study data we looked at driveway operations
14 at four different times of day or days of the week.

15 The first was the weekday morning.
16 Mr. Fishinger had recommended we look at the weekday
17 morning commuter period, which is 7:00 to 9:00 a.m.
18 As Mr. Sachs testified to, the morning prayers would
19 start at 5:00 -- will start between 5:00 and 6:30 in
20 the morning, depending on the time of year, and will
21 be concluded before 7:00 a.m. so it's actually a
22 little bit before the weekday peak period for
23 commuter traffic.

24 So for the morning analysis we looked
25 at traffic volumes from 6:00 a.m. to 7:00 a.m. using

1 been testified to extensively, we expect that the
2 Friday afternoon prayer services would be the
3 busiest typical weekly event at the mosque.

4 We expect based on that parking table
5 to have 107 vehicles enter, 107 vehicles exit the
6 site during that peak hour. So we analyze that as
7 the driveway is proposed an unsignalized driveway,
8 and came up with letter of service D or better for
9 driveway movements.

10 At Mr. Fishinger's recommendation we
11 looked at the analysis as if there were a traffic
12 signal present to represent the presence of a police
13 traffic director at that location. Not surprisingly
14 the levels of service became slightly better at that
15 location. It improved from level of service D to
16 level of service C or better for the Friday midday
17 period.

18 And then finally, the Saturday morning
19 peak period was taken to be 11:00 a.m. to 12:00 p.m.
20 The schedule of activity shows a parking occupancy
21 of 106 vehicles during the Saturday morning period.
22 It is likely or expected that there will be a
23 turnover of some of these vehicles throughout the
24 morning, while the background traffic volumes along
25 Ernston Road increased throughout the morning

1 period. So we studied the period from 11:00 a.m. to
2 12 noon, assuming half of the vehicles out of that
3 106 would turn over in a given hour, 53 in, 53 out,
4 and found a level of service D at the proposed site
5 driveways.

6 Moving to Mr. Fishinger's April 11th,
7 2025, review letter, and I'm going to skip over the
8 comments that have already been addressed. The
9 first comment starting on Page 2 asked for testimony
10 regarding the results of the revised analysis, which
11 was just provided to the board.

12 Comment 2 talks about the provision of
13 police traffic control, which Mr. Sachs clarified I
14 believe the times that the police traffic control
15 would be present on the site.

16 Comment Number 3, Comment Number 4, and
17 Comment Number 5 were previously addressed.

18 Comment Number 6 talks about the 107
19 parking space demand, as well as contingency plans
20 should the demand exceed the supply on-site. Again,
21 I believe Mr. Sachs provided some information on
22 that; 107 parking spaces is the calculation based on
23 the ordinance requirement. Also talked about the
24 provision of 22 off-site parking spaces.

25 Comment Number 7 at the top of Page 5

1 14 and 15 were previously addressed.

2 And then it moves onto the parking
3 comments at the bottom of Page 7.

4 The first parking comment relates to
5 the stackers and the valet operation, which have, of
6 course, been eliminated from the plan.

7 Comment Number 2 operational testimony
8 was just provided.

9 Comment Number 3 was previously
10 addressed.

11 Comment Number 4 is about the turnover
12 between the services. And we would expect that with
13 an hour gap between the start of the two primary
14 services on Friday it would take about 20 minutes,
15 25 minutes to unload all the vehicles from the site
16 based on the operation of the site previously.

17 We had done counts when this project
18 started, when the mosque was in operation at 216
19 Ernston Road, and anticipate that it would take the
20 same amount of time to clear.

21 From my observation at the fire hall,
22 obviously, it's a different location but people
23 aren't there to linger after the prayer services,
24 they're there to pray and get back to their daily
25 routine.

1 talks about the vehicle occupancy of three persons
2 per vehicle. That table that was submitted is just
3 a projection of the full occupancy of the parking
4 component assigned to each aspect of the use.

5 So if the calculation based on the
6 ordinance is 107 parking spaces for the prayer hall
7 the table assumes that when the primary services are
8 occurring that the 107 parking spaces are occupied.
9 It doesn't -- the ordinance doesn't say the parking
10 demand should be occupied on occupied seat or based
11 on number of persons attending. If you did that you
12 might come up with a slightly different number, but
13 it's two different things really; it's the parking
14 per seats or the parking per attendees, and that's
15 the difference between the two sets of numbers.

16 Comment Number 8 was previously
17 addressed.

18 Comment Number 9 was addressed earlier
19 this evening.

20 Comment Number 10 was addressed earlier
21 this evening.

22 Comment Number 11 was previously
23 addressed, as was 12.

24 Comment Number 13 goes back to the
25 police traffic directors, which we just spoke about.

1 Comment Number 5, testimony was
2 provided about the parking lot function.

3 Comment Number 6, I believe we had
4 previously spoken about the tandem parking spaces,
5 but the inner tandem spaces would be assigned to the
6 mosque staff. And the stacked parking lifts have
7 been eliminated from the plan.

8 Comment Number 7 and 8 relate to
9 vehicle maneuvering.

10 ATTORNEY SACHS: Yeah. We can have
11 our engineer -- when we go over Mr. Cornell's report
12 I believe a lot of this is subsumed in there as well
13 so we'll cover a lot of that when we go over his
14 report.

15 THE WITNESS: So I won't hit those
16 points right now.

17 Comment Number 9 relating to the
18 likelihood of school buses or charter buses on the
19 site, we do not expect to have any on the property.

20 Comment Number 10, that relates to
21 vehicle circulation.

22 Number 11 does, as well.

23 ATTORNEY SACHS: Number 10 will be
24 provided, we'll provide those turning paths.

25 THE WITNESS: I think the remaining

1 comments are really all for the site engineer.

2 Comment Number 14 has been previously
3 addressed.

4 So I think those were all the comments
5 from Mr. Fishinger's letter that come under my
6 heading.

7 ATTORNEY SACHS: Mr. Stimmel, just one
8 question. We have eliminated the stacked parking
9 system because we have limited the occupancy of this
10 building so we don't need the additional parking.

11 But, in your professional opinion, is
12 there going to be sufficient time between the two
13 Friday services for that lot to be fully cleared
14 out?

15 THE WITNESS: Yes.

16 ATTORNEY SACHS: Okay. And we have
17 agreed that those inner spaces inner tandem spaces
18 will be limited to staff.

19 Oh, there's a comment about additional
20 signage perhaps. Is there additional signage that
21 we can put up on-site to reinforce the concept that
22 there will be no left turns out of this site?

23 THE WITNESS: We can put additional
24 signage at the location of the driveway, additional
25 striping and signage across Ernston Road.

1 or two, Mr. Chairman.

2 So, good evening. Joe Fishinger with
3 Bright View Engineering.

4 Bill, I know we have been back and
5 forth a number of times on the technical analysis.
6 And for the board's benefit, through that iterative
7 process they have addressed a lot of my technical
8 comments.

9 I just want some clarification on the
10 occupancies you observed at the firehouse versus the
11 three people -- or three prayer mats per vehicle.
12 If I understand one is sort of an ordinance
13 requirement and one is real-world.

14 So using the real-world calculation
15 numbers, using the ones you observed at the
16 firehouse, how many people do you expect to be on
17 the -- in the facility on a Friday service?

18 How do you justify the comparison of
19 the two?

20 THE WITNESS: Yeah, the numbers we've
21 counted at the facility have been fairly consistent
22 from the prior counts to the updated counts. We
23 expect that there is going to be something along the
24 lines of 270 persons at the site between the two
25 services on a Friday.

1 I think there was also a comment about
2 additional signage related to pedestrian crossings
3 which we could certainly add as well.

4 Obviously anything in the public
5 right-of-way would be subject to county approval.

6 ATTORNEY SACHS: Okay. And certainly
7 on Friday afternoons we have agreed, as a condition,
8 that police will be directing and monitoring traffic
9 in and out of this site.

10 All right, so in terms of left turns
11 that would be a control that the police would have
12 as well?

13 THE WITNESS: Correct.

14 ATTORNEY SACHS: Okay.

15 Mr. Chairman, I don't have any further
16 questions of Mr. Stimmel. Hopefully he's covered
17 most of Mr. Fishinger's concerns.

18 I do have my engineer who can cover
19 some of the internal site plan issues; there's just
20 a few of them.

21 But certainly he's available for any
22 questioning by the board.

23 CHAIRMAN TIGHE: Does anybody on the
24 board have any questions of the traffic engineer.

25 ENGINEER FISHINGER: I just have one

1 So, you know, if you take the -- split
2 it in two, you've got the 135 persons at each of the
3 services. And with the car sharing and, you know,
4 with the provision of the off-site parking as needed
5 we don't anticipate that there is going to be a
6 problem with the parking supply at the facility.

7 ENGINEER FISHINGER: Mr. Sachs had said
8 earlier that of the two services the first would be
9 much more widely attended. Do you expect with the
10 two services if the first one is too busy people
11 will move to the second? Are they...

12 THE WITNESS: I do.

13 There is a convenience-based aspect to
14 this, you know, you don't necessarily if you have
15 270 people at the mosque on a given day, it's not
16 going to necessarily be the same 270 people the next
17 week.

18 If you work at an office nearby that is
19 your obvious location. If you live nearby and you
20 happen to be home, that's where you're going to go.
21 If you're a person who is moving about during the
22 course of a day, you'll go to the most convenient
23 location.

24 But I think you're going to develop a
25 pattern, and we had talked about this before where,

1 you know, if this is convenient for you you're going
 2 to go there and park at this parking.
 3 And we don't expect this is to happen,
 4 but if there's a problem where people can't park
 5 conveniently at the site and you have to get in and
 6 out of it in a time frame that works with them, it's
 7 going to self-regulate; they'll either come back for
 8 the later service or they'll find another mosque or
 9 find a way to share a ride. Similar as you would at
 10 any large function at a public building, you know,
 11 there is a lot of parking here for instance but
 12 because of the demand for these meetings people may
 13 have to take the opportunity to get a ride with a
 14 friend or a neighbor and it would be no different
 15 there.

16 ENGINEER FISHINGER: And then my last
 17 question, and this may be handled by another
 18 witness, there was a lot of restrictions on when
 19 various spaces within the building would and
 20 wouldn't be used. How is that policed? How is that
 21 enforced?

22 Is there any method for the town to be
 23 able to know whether or not those spaces are being
 24 used at certain times?

25 ATTORNEY SACHS: Yeah, Mr. Fishinger,

1 MEMBER VOLOSIN: Mr. Chairman.

2 CHAIRMAN TIGHE: Go ahead.

3 MEMBER VOLOSIN: I have a question.

4 How many parking spaces are in the parking garage?

5 THE WITNESS: How many are in the
 6 underground portion?

7 MEMBER VOLOSIN: Yes.

8 ATTORNEY SACHS: Give us a second.

9 THE WITNESS: I didn't bring my plan
 10 up. Hold on one second.

11 ATTORNEY SACHS: I have one here.

12 THE WITNESS: 64 underground.

13 MEMBER VOLOSIN: Okay. Assuming that
 14 64 cars show up at one time, how long is it going to
 15 take to park each one of those cars without stacking
 16 them up and presenting a backup out onto
 17 Ernston Road.

18 THE WITNESS: The parking lifts have
 19 been eliminated and the valet parking operation is
 20 going to be eliminated. So it's going to be
 21 self-parked, but I believe the applicant does still
 22 intend to have people in the parking lot to assist
 23 and say there's parking over here, there's parking
 24 over here.

25 MEMBER VOLOSIN: So if you pull in

1 maybe I can respond to that one.

2 So I think it's fairly common knowledge
 3 in this religion, and in any mosque, that when
 4 prayer services are occurring the other uses do not
 5 occur. I don't think that's any different from
 6 other religion quite frankly. You know, if there's
 7 Sunday service at a church or Saturday morning
 8 services at a synagogue, the other activities -- the
 9 other rooms are not being utilized.

10 So it's more or less engrained into the
 11 concept of this particular religion or any religion,
 12 but we're going to -- you know, we certainly will
 13 make that a condition of approval. You know, I
 14 don't expect that a zoning officer is going to come
 15 down necessarily and accurately determine that.

16 But it's certainly in the best interest
 17 of the house of worship to make sure that there is
 18 certainly enough parking here and just overall
 19 respect for the tenets of the religion that when
 20 prayer services are occurring nothing else should be
 21 occurring so.

22 ENGINEER FISHINGER: Those were all my
 23 questions, Mr. Chairman.

24 CHAIRMAN TIGHE: Thank you very much.
 25 Anybody else?

1 your car, you drive in, you're only going down the
 2 ramp about five miles an hour, to park the car it's
 3 going to take at least a minute from the time you
 4 enter to the time you park your car.

5 Now if you stack up 64 cars, how long
 6 is that going to take for all of those cars to park
 7 satisfactorily?

8 THE WITNESS: Well they're all going
 9 to be processing simultaneously; it's not going to
 10 be a queue of 64 cars in the parking garage. And
 11 not everyone is going to arrive simultaneously.

12 MEMBER VOLOSIN: Well assuming that
 13 you do, you have an influx, you have a growth in
 14 your congregation.

15 THE WITNESS: It never happens that
 16 way. I have been doing traffic studies for 25 years
 17 and people always propose these scenarios, if you
 18 have 20 apartments and two cars in each apartment,
 19 what if all 40 cars try to come out at the same
 20 time?

21 And if you think about the street you
 22 live on, look at your neighbors to the left and to
 23 the right of you and across the street, how often do
 24 all the cars in all the houses try to pull out at
 25 the same time?

1 It just doesn't work that way. It's
 2 going to be a staggered arrival as there is at the
 3 fire hall right now, and there's going to be a
 4 staggered departure. You know people get up, leave
 5 from different parts of the building. They find
 6 their shoes, they make their way to their car, they
 7 say hi to their friend. It's not all 107 or 64 in
 8 the basement coming and going at exactly the same
 9 time.

10 MEMBER VOLOSIN: Well I'm assuming
 11 your service at Ramadan you're going to have that
 12 influx at that time.

13 THE WITNESS: The service at Ramadan
 14 the testimony was that the attendance is expected to
 15 be about the same as it is at the Friday prayer
 16 service, but a greater concentration of people in
 17 the vehicles, higher occupancy per vehicle because
 18 it's after work so people are going to go there as a
 19 family so -- and I didn't specifically analyze this,
 20 but it sounds like they're expecting the same number
 21 of people, fewer vehicles.

22 VICE-CHAIRMAN MULLER: Mr. Stimmel, is
 23 your client seeking a variance for parking?

24 ATTORNEY SACHS: Well, I'm going to
 25 answer that, okay. We have agreed to -- and I think

1 But I think if you look specifically at
 2 the highest load, we have enough parking. And I
 3 will let Mr. Stimmel respond to that as well.

4 THE WITNESS: I don't know that I have
 5 too much to add to it.

6 As to whether or not a variance is
 7 required I think that's ultimately going to be the
 8 board that makes that determination. My focus is
 9 whether or not the parking is adequate and, in my
 10 review, I believe that it is.

11 VICE-CHAIRMAN MULLER: Mr. Chair, it
 12 seems that whether a variance is required is a legal
 13 question. I'm not sure --

14 CHAIRMAN TIGHE: I'll ask our lawyer
 15 where he stands.

16 ATTORNEY FISHER: I think that,
 17 reading the ordinance if you take it literally, you
 18 don't require a variance, but just for belts and
 19 suspenders I would recommend that you request one.

20 ATTORNEY SACHS: I'll be guided by
 21 your legal counsel, but again I think we've provided
 22 the proofs, you know, to justify that. That's
 23 ultimately up to the board.

24 VICE-CHAIRMAN MULLER: Well, I just
 25 want to be clear. Is Mr. Stimmel testifying

1 Mr. McDonough may have alluded to it at the last
 2 hearing when he gave his planning testimony, but we
 3 have agreed that the uses will not be occurring at
 4 the same time. Because if you were to add up all
 5 the uses we would need 250 parking spaces based upon
 6 the calculation by Mr. Cornell and your staff.

7 However, the basketball facility is not
 8 going to be utilized when the prayers are being
 9 utilized and vice-versa. Same thing with the
 10 multi-purpose room. Same thing with the classrooms,
 11 the exercise rooms.

12 So I would argue that we're not really
 13 seeking a variance because if you take -- and
 14 Mr. Stimmel can probably back me up on this, but if
 15 you are going to take the highest occupancy load
 16 which would be for the Friday afternoon services,
 17 based upon the ordinance we are required to have 107
 18 parking spaces, and that's what we provided.

19 So I think if we -- if we were not
 20 going to limit the other activities from occurring
 21 during the -- in other words, occurring at the same
 22 time, if we were to say, well, sure on a Friday
 23 afternoon while the prayer services are going on
 24 somebody could play basketball, then, yes, I think
 25 we would require a variance.

1 regarding the positive and negative criteria that
 2 you need to get a variance?

3 ATTORNEY SACHS: No, and I think --
 4 no, and he's not because he is only providing
 5 traffic testimony.

6 I believe Mr. McDonough covered that at
 7 the last hearing. If we feel we need him to come
 8 back, he's not here this evening, but we certainly
 9 can have him come back and address that.

10 CHAIRMAN TIGHE: Anybody else have any
 11 questions?

12 MEMBER SHAH: Yes, Chairman, I have a
 13 question.

14 CHAIRMAN TIGHE: Go ahead.

15 MEMBER SHAH: So out of 107 parking
 16 spaces how many are for disabled?

17 THE WITNESS: How many are ADA
 18 accessible?

19 MEMBER SHAH: ADA accessible.

20 THE WITNESS: Wearing my contacts was a
 21 mistake. There is 1, 2, 3, in the basement, and I
 22 believe two -- two in the surface.

23 Whatever the provision is. I know that
 24 it complies with the ADA because of the comment I
 25 believe was in CME's review.

1 MEMBER SHAH: My only concern is if
2 you are going 100 percent, like 107 needed, 107 you
3 have, and you have these ADA compliant, the
4 expectation is you would have those that many ADA
5 people, and if there are none then you're short,
6 right, if all the healthy individuals show up?

7 THE WITNESS: The ADA parking spaces
8 are counted towards the -- towards the total, if I
9 understand what you're saying.

10 MEMBER SHAH: Yeah, if you have 12 and
11 you require 107, then, yeah, I would feel much more
12 comfortable doing that.

13 THE WITNESS: I understand what you're
14 saying. There is no perfect answer to that, what I
15 suspect would happen is that you would have some
16 people in the community that would need the spaces,
17 you have some people in the community that maybe
18 don't have the tag, but do have difficulty getting
19 around that could also use them even if it wasn't
20 five members of the community at each service that
21 had the required tag.

22 MEMBER SHAH: Thank you.

23 CHAIRMAN TIGHE: Anybody else have any
24 questions?

25 MEMBER LAHRMAN: I do.

1 there's no service occurring.

2 MEMBER LAHRMAN: Right, but I'm
3 talking about within -- so the morning service is
4 from 6:00 a.m. to 7, right?

5 THE WITNESS: It varies at the time of
6 the year, but the morning service is much smaller --

7 ATTORNEY SACHS: It's 15 minutes.

8 It's only 15 minutes, the morning service.

9 MEMBER LAHRMAN: Okay.

10 ATTORNEY SACHS: In fact, all of the
11 service are really only 15 minutes.

12 MEMBER LAHRMAN: So that would make
13 the people come together even more so, right; they
14 would all be coming at the same time for 15 minutes?

15 ATTORNEY SACHS: Well the services I
16 think I have indicated in the operations manual you
17 get about 35 people maximum at one of the either
18 earlier morning service or the nighttime service.

19 And, you know, we anticipate that no more than
20 270 people will be attending two different services.

21 Now understand something, we will have
22 the police there who will be monitoring this traffic
23 and one of their instructions will be to clear the
24 lot. And there will not be -- and again, I think
25 Mr. Stimmel has testified to it, after the service

1 CHAIRMAN TIGHE: Go ahead.

2 MEMBER LAHRMAN: On the one-hour
3 intervals for all the prayer services that you've
4 listed is that the duration that the people come in
5 to pray during for the whole hour, or they only come
6 for a few minutes or --

7 THE WITNESS: The service is pretty
8 short. I observed it at the fire hall where they
9 currently have the service. It's maybe 10 or 15
10 minutes of what I would call a sermon or a homily
11 and then 5 minutes of prayers at the end. So the
12 whole thing is 20 minutes.

13 MEMBER LAHRMAN: Okay, because we were
14 talking about everyone coming in to park their cars
15 around the same time, so usually everyone comes for
16 a service at the same time, leaves at the same time,
17 but in this case you're saying people will come
18 between that hour and they'll come in for 15 or
19 20 minutes, leave, and then more people come for 15,
20 20 minutes and leave; is that the way it works?

21 THE WITNESS: It's two different
22 services, one early start time, one late start time.
23 The start times are offset by an hour, so there's
24 more than enough time to clear out the lots between
25 the two services if you've got 40 minutes where

1 is over people don't dillydally; they have to get
2 back to work, they have to get back to school,
3 they've got to get back to whatever, they have to
4 get back home.

5 I think, Mr. Stimmel, you are
6 comfortable with the analysis that you have done at
7 the firehouse to determine that that lot cleared out
8 fairly quickly -- and, by the way, there were police
9 -- there's police assistance there as well on
10 Fridays -- and do you anticipate any problem at
11 this, at the subject site?

12 THE WITNESS: I did observe the
13 operation at the fire hall. I don't believe there's
14 police traffic directors there or at least there
15 were not the day I was there because there is a
16 little bit lower volume of traffic on the frontage
17 road. But the operation of the people, let's say,
18 is going to be the same as this site at 216
19 Ernston Road; the people are there, they pray, they
20 leave relatively quickly.

21 It is throttled somewhat because of the
22 fact that you stream out of the building, you're
23 getting yourself together, et cetera, you get back
24 to your car, your cars are in different parts of the
25 property. But I think that part of it would be the

1 same as at Ernston Road.

2 I think, as Mr. Sachs said, I don't
3 anticipate a problem with the vehicles exiting the
4 property.

5 I looked at the video when the site was
6 operating at this location previously, and it was --
7 it was pretty quick, people got out of that site
8 fairly quickly without -- without the traffic
9 directors when I observed it.

10 CHAIRMAN TIGHE: Anyone else have any
11 questions?

12 COUNCILMAN ZEBROWSKI: Mr. Chairman?

13 CHAIRMAN TIGHE: Go ahead.

14 COUNCILMAN ZEBROWSKI: Mr. Sachs, just
15 to clarify because I know we took a long time to get
16 to a specific number, but it's my understanding that
17 based on the borough ordinance standards the
18 proposed -- with the proposed usage for the building
19 we have agreed on 250 -- that the standard is 250
20 parking spaces.

21 ATTORNEY SACHS: Yes.

22 COUNCILMAN ZEBROWSKI: And you're
23 proposing 107?

24 ATTORNEY SACHS: Yes, with the caveat
25 however.

1 COUNCILMAN ZEBROWSKI: No, I
2 understand the caveat.

3 ATTORNEY SACHS: Yes.

4 COUNCILMAN ZEBROWSKI: I just wanted
5 to make sure that those two numbers are set.

6 ATTORNEY SACHS: Yeah. And just so
7 the record is clear, the 250 would be every single
8 use occurring at the same particular time, which we
9 have agreed not to be the case. So that's why -- I
10 agree with your legal counsel, from a purely
11 analytical approach you would take the greatest
12 demand for parking, that being the Friday afternoon
13 prayer service, the 107.

14 But, yes, if you just look at all of
15 the uses taken together, Councilman, it would be
16 250. But again we have agreed that that will not be
17 something that will occur.

18 COUNCILMAN ZEBROWSKI: Thank you,
19 Mr. Sachs.

20 VICE-CHAIRMAN MULLER: When we say
21 it's not going to occur, is this going to be put
22 into an ordinance so that your operation manual is
23 the law and you have to follow it.

24 ATTORNEY SACHS: Your resolution is
25 the law. So if the board acts favorably, you're

1 going to put a condition in the resolution that no
2 other activities will occur when prayer services are
3 occurring.

4 ATTORNEY POHLMAN: And violation of
5 that would constitute an action that could be
6 enforced by code enforcement.

7 ATTORNEY SACHS: That's correct.

8 CHAIRMAN TIGHE: Anybody else have any
9 questions.

10 Mr. Sachs, do you have anything else?

11 ATTORNEY SACHS: Mr. Chairman, if you
12 would like I can go through -- I can go through the
13 report of --

14 CHAIRMAN TIGHE: CME?

15 ATTORNEY SACHS: -- of CME.

16 CHAIRMAN TIGHE: I would like that.

17 ATTORNEY SACHS: I can bring up
18 Mr. Khan because I think he can address some of the
19 comments that are in there; if that's all right?

20 I think we have addressed

21 Mr. Fishinger's report. I can also go over the
22 planner's report as well.

23 SECRETARY MAGNANI: Chairman, prior --
24 before, I need to change the exhibit numbers, so we
25 need to amend the record.

1 For the "A Day in the Life" it's going
2 to be A-10. The chart will be A-11. And Page 6
3 will be A-12.

4 ATTORNEY FISHER: Do you swear to tell
5 the truth, the whole truth, and nothing but the
6 truth?

7 ADNAN KHAN: I do.

8 ATTORNEY FISHER: You're under oath.

9 ADNAN KHAN: Thank you.

10 CHAIRMAN TIGHE: Go ahead, Beth. We
11 need to clarify that again.

12 SECRETARY MAGNANI: For clarification,
13 the exhibits will be: A-10 will be the "A Day in
14 the Life;" A-11 will be the chart; and A-12 will be
15 the new Page 6.

16 ATTORNEY POHLMAN: Beth, what did we
17 designate the detailed report on room and space
18 usage? That was a separate document.

19 SECRETARY MAGNANI: Was that the
20 chart?

21 ATTORNEY POHLMAN: No. The chart was
22 the -- I'm going to call it a spreadsheet but
23 probably more of an appropriate term it's a document
24 that looks like an Excel spreadsheet.

25 SECRETARY MAGNANI: We can make it

1 A-13.

2 ATTORNEY POHLMAN: Yeah, I believe
3 Mr. Sachs, correct me if I'm wrong, but your order
4 of it was the "Day in the Life," and then you had
5 the detailed report on room and space usage?

6 SECRETARY MAGNANI: Okay, then that
7 would be A-11.

8 ATTORNEY POHLMAN: And then 12 will be
9 I think what we called the chart, which looks like a
10 spreadsheet with some tables.

11 SECRETARY MAGNANI: Right. Yes, that
12 would be A-12.

13 And then that Page 6, the new Page 6
14 will be A-13 then.

15 ATTORNEY FISHER: Thank you.

16 ATTORNEY POHLMAN: Thank you, Beth.

17 SECRETARY MAGNANI: Thank you.

18 CHAIRMAN TIGHE: Everybody clear?

19 - - -

20 (Exhibit A-10, Operations Manual
21 titled, "A Day in the Life of a Masjid," was
22 marked for identification.)

23 - - -

24 (Exhibit A-11, Detailed Report of Room
25 and Space Usage Calendar, was marked for

1 service in particular, you have designed a number of
2 mosques in your career?

3 THE WITNESS: Correct.

4 ATTORNEY SACHS: How many?

5 THE WITNESS: I would say more than
6 15.

7 ATTORNEY SACHS: Okay. And you're
8 familiar with how the prayer services operate?

9 THE WITNESS: Correct.

10 ATTORNEY SACHS: So perhaps you could
11 give some clarification to the board as to how this
12 parking lot will clear out, in your opinion.

13 THE WITNESS: Sure.

14 I know there are some concerns from the
15 board members about if all the cars are coming at
16 the same time. We can talk about the Friday
17 prayers. I practice the same religion, so I attend
18 every Friday to my local mosque, as well as I've
19 designed over 15 mosques throughout New Jersey, more
20 than 15 mosques.

21 The way the Friday prayers work is
22 there is a sermon that starts at a given time, let's
23 say, 1 o'clock. It's a 15-minute sermon. Then
24 there is a mandatory prayer service, which is about
25 five minutes, as Mr. Stimmel testified.

1 identification.)

2 - - -

3 (Exhibit A-12, Parking Occupancy
4 Chart, was marked for identification.)

5 - - -

6 (Exhibit A-13, Supplemental Page 6,
7 was marked for identification.)

8 - - -

9 CHAIRMAN TIGHE: All right, you're
10 sworn in. If we could just go over CME's from --
11 summaries.

12 ATTORNEY SACHS: Mr. Chairman, can we
13 proceed?

14 CHAIRMAN TIGHE: Go ahead.

15 ATTORNEY SACHS: Thank you.

16 Mr. Khan, and I know Mr. Khan
17 testified, he's testified at prior hearings, but he
18 also gave some insight as to how the mosque operates
19 at one of the earlier meetings.

20 - - -

21 E X A M I N A T I O N

22 - - -

23 ATTORNEY SACHS: Mr. Khan, if you
24 could give the board the benefit because I want you
25 to clarify the Friday, Friday afternoon prayer

1 The way, especially on Fridays, some
2 people are coming from -- actually most of the
3 people are coming from work, so they have a very
4 limited time during lunch break to come in and out
5 and do whatever is their bare minimum obligatory
6 practice.

7 So what they do is most of the people
8 that you will see, like there are some people that
9 will come before the start of the sermon. There are
10 people who are coming throughout the sermon while
11 the sermon is being held; people are still walking
12 in or driving into the facility. And there are
13 people who are there just to attend the obligatory
14 prayer, which is a five-minute slot, and they are
15 the ones who are usually stuck finding a parking
16 space if the mosque is already filled.

17 But as far as leaving it's the same
18 process. After obligatory prayers you have to do
19 some voluntary prayers, I would call them. So some
20 people stay for those voluntary prayers which would
21 take another 5, 10 minutes. Some people who are
22 rushing to go back to work, they, as soon as the
23 obligatory prayer, five-minute prayer is over, you
24 will see that they will start leaving.

25 So it's not something that everybody is

1 coming in at the same time and everybody is leaving
 2 at the same time. And then in our case there will
 3 be police directors at the driveways. So in case
 4 the latecomers that are coming and the parking lot
 5 is full, they will be stopped right there by the
 6 police director, there will be volunteers within the
 7 parking area from the mosque who will be
 8 coordinating with the police director. So if the
 9 parking lots are full, both the basement and the
 10 surface, the police can just tell them to move
 11 along, and if they have to attend the second prayer
 12 service, they will attend second prayer service, or
 13 they will go to any other mosque, or next time they
 14 will be careful to come early.

15 So that's how it works. So again, I've
 16 been -- I mean I am a practicing Muslim and I have
 17 never seen, even like the mosque I go it has only
 18 street parking, it doesn't even have any on-site
 19 parking. It's in a city block, like there's street
 20 parking, and you will see like they never have -- of
 21 course, the people who are coming in they have to
 22 walk a little bit further, but they can still find
 23 parking.

24 The same thing here, same thing we
 25 provide 107 on-site parking, we don't -- and plus

1 correct?

2 THE WITNESS: That is correct.

3 ATTORNEY SACHS: All right.

4 Paragraph 6 he would like us to revise the grading
 5 to a minimum slope of 2 percent.

6 THE WITNESS: We will try again. The
 7 area in particular for this comment, it's pretty
 8 flat. We will try to get as much or as close as
 9 possible to 2 percent without creating any drainage
 10 issues in the area.

11 But, yeah, we'll work with your office
 12 and whatever best we can do we can -- we will try to
 13 comply with that requirement.

14 ATTORNEY SACHS: All right.

15 Paragraph 7 is just a comment about DEP
 16 consolidation, so that's not a problem.

17 Paragraph 8 was a comment I guess from
 18 an earlier hearing where we agreed to address
 19 potential impacts of vibrations during construction
 20 on the adjacent properties, and we will -- that's a
 21 continuing condition, we'll do whatever we have to
 22 do with respect to that.

23 Paragraph 9, can you --

24 CHAIRMAN TIGHE: Larry, before you
 25 start, since we're talking about the soil, you're

1 two services. So we are distributing the people
 2 within like technically if you count it's like 214
 3 spaces for the two services, 107 for the first
 4 service, 107 for the second service.

5 So I don't see, like, again I have been
 6 practicing, I have been attending different mosques,
 7 I have never seen that every -- all like occupancy,
 8 everybody is coming at the same time and leaving at
 9 the same time.

10 ATTORNEY SACHS: All right. Thank
 11 you, Mr. Khan.

12 All right, let's just briefly go
 13 through Mr. Cornell's report. It's dated
 14 April 16th, 2025. Actually that's the date of the
 15 hearing, it's actually dated April 11th.

16 But, in any event, let's turn to
 17 Page 3. And some technical comments here, I just
 18 want to make sure that we --

19 THE WITNESS: If you want me to sum
 20 up.

21 ATTORNEY SACHS: All right, let's go
 22 through them real quickly.

23 Paragraph 5, confirmation that there
 24 will be no outdoor activities or events taking place
 25 on the property outside the building; is that

1 going to be removing a lot of it. Is there going to
 2 be -- are you going to put a time limit of when the
 3 dump trucks can come in and then come out?

4 ATTORNEY SACHS: Yeah, whatever -- I
 5 think you have an ordinance that deals with times on
 6 that, but certainly we'll do it so as to not -- you
 7 know, to minimize any impact on the surrounding
 8 neighborhood.

9 CHAIRMAN TIGHE: Thank you.

10 ATTORNEY SACHS: Mr. Khan,
 11 Paragraph 9, are we going to be able to use any of
 12 the material for the buffers?

13 THE WITNESS: Yes. We again as I
 14 said, like, yeah, we will try to accommodate as much
 15 of the berms from the materials that will be
 16 excavated, yes.

17 ATTORNEY SACHS: All right. Number 10
 18 is just a general comment. I think we have provided
 19 you with building exterior elevations.

20 Number 11 -- all right, so I think
 21 they want some improvement layers on these sheets.
 22 You will have to provide that for them?

23 THE WITNESS: Yes. I believe like
 24 during printing some of the layers were frozen, so,
 25 yeah, we will make sure that we will address that

1 issue.

2 ATTORNEY SACHS: All right. If you
3 can address Comments 1 and 2 under the sanitary
4 sewer.

5 THE WITNESS: All right, sanitary
6 sewer I think there is a comment in the CME report
7 about the area-wide study of sanitary sewer, if it
8 can handle the additional flow from the proposed
9 facility. And, of course, I think since we are the
10 same thing, like the way we did the parking we are
11 counting all the uses to basically be happening at
12 the same time for the parking, total requirement,
13 parking requirement, and I believe in your report
14 you mentioned that we should count the other uses as
15 well for the sanitary sewer calculations, which we
16 don't have any issue.

17 However again this sanitary connection
18 or sanitary design that we're proposing is subject
19 to the approval of the utility authority. We are
20 not triggering any TWA permit from DEP. We are not
21 exceeding the 8,000-gallon threshold. My
22 understanding, even if we include all the uses, we
23 will be close to 2,000 or 3,000 gallons per day.

24 However, this is a conservative
25 approach. Again the peak hour is the Friday prayer

1 stormwater I think --

2 THE WITNESS: Stormwater report are
3 mostly housekeeping items. I think we addressed
4 most of those comments between the previous report
5 comments as well as the updated plans.

6 But, yeah, we don't have any issues
7 with complying with those.

8 ATTORNEY SACHS: All right. So any of
9 those technical comments and storm sewer system you
10 will comply with?

11 THE WITNESS: Correct.

12 ATTORNEY SACHS: All right.

13 Landscaping and lighting --

14 THE WITNESS: Yes, we will comply.

15 ATTORNEY SACHS: -- you will comply,
16 all right.

17 I think, Jay, there was a request for
18 some additional plantings. We'll certainly if we
19 can -- if we have the opportunity to do that, we'll
20 do so.

21 ENGINEER CORNELL: It was a
22 combination of using excess soil to create berms
23 that you could raise the elevation and put
24 additional screening in, that's what the intent is.

25 THE WITNESS: Yeah, and I will look

1 service only.

2 But again, doing the area wide study I
3 mean it can -- I'm not sure, and again, if we can
4 talk further, like how far or how much you want.
5 But again it will be -- we will be seeking
6 Will-Serve letters from the utility authority.

7 Then if they feel like there are any
8 issues in the area, in sanitary sewer flow or the
9 flow that we will be generating from our property is
10 going to impact, we will work with them and whatever
11 is required we will work with them and do it.

12 But as far as the study, it is a very
13 broad, like again...

14 ENGINEER CORNELL: We can work with
15 you and the sewer department to come up with those
16 requirements.

17 THE WITNESS: Thank you very much,
18 yeah.

19 ATTORNEY SACHS: Okay. Water
20 distribution comments, we can comply with those
21 requests?

22 THE WITNESS: Same, yeah. Yeah, the
23 same thing. And again, we will work with CME on
24 those items, too.

25 ATTORNEY SACHS: All right. Okay,

1 into it and we'll try to comply as much as we can.

2 And then, again, we will work with your office.

3 ATTORNEY SACHS: All right. Let's
4 see, parking lot improvements and miscellaneous, I
5 know Paragraph 1 we're seeking a waiver for parking
6 in the front yard setback. I think we have
7 addressed that with prior testimony.

8 Also Paragraph 2, the interior
9 sidewalks, and we're also asking for a waiver on
10 that.

11 Paragraph 3, we provided the sidewalk
12 connection as requested by the board, so that's now
13 on the plans.

14 Paragraph 4 is a waiver request for
15 head-to-head parking. That was something I believe
16 we provided testimony at a previous hearing.

17 THE WITNESS: Yes.

18 ATTORNEY SACHS: Loading, Number 5
19 loading.

20 Jay, I think we indicated that the only
21 loading that is going to occur here is delivery by a
22 UPS or FedEx truck. We don't really have any other
23 deliveries that occur.

24 ENGINEER CORNELL: Understood, but
25 based on ordinance you're required to have it. So

1 you're looking for a waiver?

2 ATTORNEY SACHS: We're looking for a

3 waiver on that, yes.

4 ATTORNEY SACHS: Number 6, I don't

5 know -- Adnan, do you want to address Number 6?

6 THE WITNESS: Oh the deceleration,

7 lane, yeah, we did that because this was the county

8 and the county is okay with not providing, actually

9 they encourage not to provide a deceleration lane.

10 ENGINEER CORNELL: It would be the

11 same condition; it's required by ordinance, you need

12 a waiver.

13 ATTORNEY SACHS: We need a waiver.

14 ENGINEER CORNELL: I understand the

15 county doesn't allow it.

16 ATTORNEY SACHS: All right, and that's

17 fine.

18 Number 7 is just a general comment, and

19 that's fine with your fire official.

20 Eight --

21 THE WITNESS: We will comply.

22 ATTORNEY SACHS: -- we will comply.

23 Traffic, I think again most of this

24 has already been covered by Mr. Stimmel, at least

25 Paragraphs 1, 2, and 3.

1 Paragraph 4, we will have police

2 officers on Friday afternoons, Ramadan, and special

3 events, when necessary.

4 And we have indicated that we have

5 off-site parking at 3 Johnson Lane for 22 parking

6 spaces. And for Ramadan we'll utilize the Samsel

7 School, just like we continue to use it for overflow

8 parking.

9 Five is just a recitation of everything

10 I provided for you earlier.

11 ENGINEER CORNELL: I think, Mr. Sachs,

12 on Item Number 5, some of those events I don't think

13 were specifically discussed in your reports. And

14 the question is do any of these events impact any of

15 the parking space testimony that you provided?

16 ATTORNEY SACHS: No, no. Not at all.

17 Let's see, Number 6 is wedding

18 receptions, yes, we will not do wedding receptions

19 there. There could be a wedding, but no reception.

20 Number 7 I think Mr. Stimmel addressed

21 earlier.

22 Number 8, I think Number 8 is just a

23 general comment.

24 Number 9, yeah, Number 9 I think is

25 conditions that you imposed on the Washington Road

1 house of worship. Certainly we have no problem with

2 that as well, Mr. Cornell.

3 ENGINEER CORNELL: I think 9 and 10

4 talk about conditions for future --

5 ATTORNEY SACHS: Yep.

6 ENGINEER CORNELL: -- evaluations of as

7 constructed situations to see if what you're

8 proposing is working. If not, you may have to come

9 up with other means to address those issues.

10 ATTORNEY SACHS: Yeah. And we'll

11 agree to come back to this board with new traffic

12 studies because I think that's really the issue. So

13 yes, that's fine, Jay.

14 And you know what, let me -- I think

15 Mr. Fishinger also had some comments, Mr. Khan.

16 Let's just go to Page 9 of his report.

17 All right, so Paragraph 7, you will

18 provide those turning templates, is that...

19 THE WITNESS: Yeah, we have a

20 circulation plan, but, yeah, we usually focused on

21 the driveways. But we did run it throughout the

22 site and again those points we can add to the

23 circulation plan to assure, make sure like the fire

24 truck and passenger car/trucks can have a free

25 circulation throughout the site.

1 ATTORNEY SACHS: All right, I even on

2 the -- I know there's a comment about an SU-30

3 crossing the driveway center line. We will agree

4 that any garbage pickup will occur during off hours.

5 So there will be no activity, so certainly crossing

6 over shouldn't be an issue.

7 Number 10, vehicle turning paths, you

8 will provide those?

9 THE WITNESS: Yes.

10 ATTORNEY SACHS: And Number 11, Number

11 11 deals with concrete island. Is that going to be

12 feasible?

13 THE WITNESS: That is something that

14 we can definitely work with you, but again, the

15 driveway if we provide a concrete island that will

16 shrink the size of the drive aisle, unless we make

17 the driveway a bit wider, which means it will

18 encroach into the buffer.

19 So I think the easier solution would be

20 to provide no left turn. And again the police

21 officer will be there, the police director will be

22 there. And that can be enforced through manual

23 means and with the sign.

24 ENGINEER FISHINGER: And I understand

25 ultimately that the design of the driveway is the

1 county's purview since it opens to a county road.

2 THE WITNESS: Thank you.

3 ATTORNEY SACHS: And finally, I think
4 Mr. Fishinger in Paragraph 13 has requested that we
5 add some pedestrian warning signage, and we'll
6 comply with that.

7 And I think Paragraph 14 we addressed
8 already.

9 All right, Mr. Chairman, I think we
10 have covered all of the traffic and engineering. I
11 don't know if your planner wants me to go through
12 his report?

13 I think a lot of it is a recitation of
14 what was there previously, but let me just take a
15 look at it real quickly.

16 PLANNER VAN DER KOOY: If you wouldn't
17 mind, in case it helps, from Item E onward, I think
18 we'll be in newer territory. Most of the items
19 before them were already addressed.

20 ATTORNEY SACHS: Okay, great.

21 Okay, so, Mr. Chairman, I think that
22 concludes us reviewing the reports.

23 The last report I have is from your
24 Shade Tree Commission and we will -- we will work
25 with your Shade Tree Commission to restore whatever

1 can be held in violation for that.

2 So it's basically a code -- a code
3 enforcement issue and code issue. And, of course,
4 for the safety of the parishioners as well, they
5 don't want to jam 500 people where only 300 people
6 are allowed.

7 VICE-CHAIRMAN MULLER: And you
8 understand that that road is certainly within the --
9 I believe it's -- it might be number one. It's
10 certainly within the top five most dangerous county
11 roads in Middlesex.

12 Do you agree with that?

13 THE WITNESS: Right.

14 VICE-CHAIRMAN MULLER: And we need to
15 make sure that the amount of people going in, since
16 you have limited the occupancy now to 321, we need
17 to make sure that's being adhered to. And it
18 doesn't help anyone if it's honored in the breach
19 and now it becomes a situation where we only know
20 that it's -- you've exceeded that because we have
21 seen the traffic back up on Ernston Road all the way
22 back to Washington Avenue.

23 Is the applicant going to put any
24 checks and balances in there to make sure that that
25 321 is adhered to?

1 is necessary on the site.

2 MEMBER VOLOSIN: 300 trees?

3 CHAIRMAN TIGHE: Thank you. That's
4 it?

5 ATTORNEY SACHS: Mr. Chairman, that's
6 it.

7 CHAIRMAN TIGHE: Anybody have any
8 questions on CME's report?

9 VICE-CHAIRMAN MULLER: Mr. Chair.

10 CHAIRMAN TIGHE: Go ahead.

11 VICE-CHAIRMAN MULLER: Mr. Khan, am I
12 correct that despite the size of this proposed
13 building, nearly 43,000 square feet, the maximum
14 occupancy of the building is going to be limited to
15 321 people, correct?

16 THE WITNESS: That is correct, yes.

17 VICE-CHAIRMAN MULLER: Okay. What is
18 -- what does the applicant plan to do to make sure
19 it's limited to that 321, given the size of this
20 building?

21 THE WITNESS: Again the size of the
22 prayer hall is I think 321, I believe you mentioned,
23 that is dictated by the fire code and fire marshal,
24 so that it is what it is, like if they exceed and
25 there are fire inspection and they find that, they

1 Are they going to be blocking off
2 rooms? Is there going to be someone up front
3 counting the people coming in?

4 Are there going to be people up front
5 to say basement -- the underground lot is full?

6 What's going to -- that area is really
7 bad. I think anyone who experiences that road-- and
8 I'm sure that the applicant doesn't want it to be a
9 bad situation there for the parishioners.

10 So my question is, is there anything
11 that can be done to make sure that we keep it
12 limited to that number and there's a checks and
13 balance, so we don't have a bad situation say at
14 5 o'clock when it's already a nightmare situation?

15 ATTORNEY SACHS: Let me respond.

16 You know, first of all, the activity on
17 Friday is really in the afternoon. So really it's
18 not really during the rush hour. It's certainly
19 when school lets out, probably the beginning of when
20 school lets out.

21 But we will -- and certainly you can
22 condition us to the hilt here -- we will agree, a
23 police director -- police activity there every
24 Friday afternoon for both of those services. Police
25 activity there during Ramadan. Police activity

1 there during a special event; if, God forbid, it's a
2 funeral and it's well attended.

3 But the police will be instructed to
4 not let anybody into that lot when it's full. We
5 will have monitors that will also be in the parking
6 lot that can report, you know, if there's any
7 available spaces down below. So --

8 VICE-CHAIRMAN MULLER: Larry, I'm
9 sorry to cut you off. But are these going to be
10 dedicated monitors or is it just going to be
11 volunteers?

12 Is it going to be someone who's
13 position is -- there's definitely going to be
14 someone there to make sure?

15 ATTORNEY SACHS: Yes. Yeah, these are
16 dedicated monitors.

17 CHAIRMAN TIGHE: Are they the two
18 people that you have as employees of the mosque?

19 ATTORNEY SACHS: No, no. We'll make
20 sure that these people are members of the mosque who
21 are there all the time and are familiar with the
22 parking configuration.

23 The two people who will be there all
24 the time are probably just secretaries in the
25 office.

1 And that's how you see on the
2 architectural plans that we've submitted, you know,
3 there are only a certain number of prayer mats in
4 the men's prayer hall and then the ladies' prayer
5 hall. Once those prayer mats are occupied, that's
6 it, no one else is coming into the building. So
7 there are some internal checks and balances as well.

8 Listen, we're not building a mosque to
9 attract 1,000 people. That's not what the goal is
10 here. This is going to be a mosque that is going to
11 be limited to 321 worshippers during any particular
12 prayer.

13 VICE-CHAIRMAN MULLER: To refresh my
14 recollection, what is the current size of the
15 congregation right now?

16 ATTORNEY SACHS: Well right now we're
17 getting about 270 I think is what we're getting at
18 the firehouse. We don't expect that that's going to
19 change too much.

20 There are a proliferation of mosques in
21 the area. They tend to attract -- people tend to go
22 to the same mosque. So I doubt that the 321 mats
23 will even ever be fully occupied on a Friday. And
24 also, as we have indicated, we have two services,
25 and we know that the first service tends to be

1 THE WITNESS: If I may add to the
2 board member's comment also. I think the biggest
3 limitation here that puts a check and balance to the
4 occupancies are parking.

5 Once the parking lot is full nobody is
6 allowed to come in. So whether it's 150 people, 200
7 or 300 people, I don't think 300 people will be
8 attending the Friday mosque, any Friday prayers
9 anyway, but once the parking lot is full, the police
10 directors will just make them move on.

11 CHAIRMAN TIGHE: That's not true
12 because you have 22 other spots down in Johnson's
13 Lane[sic].

14 ATTORNEY SACHS: We understand that.

15 CHAIRMAN TIGHE: Now, if you have
16 107 cars in and the other 22 people, you're over.

17 ATTORNEY SACHS: Yeah, and let me just
18 add one other check and balance on this, is the fact
19 that now that we have delineated where the prayer
20 mats are -- unlike other religions, you know, we're
21 not going to have people standing; you can't have
22 people standing in a mosque, they've got to be on
23 the ground. And they will have a dedicated prayer
24 mat. You know, I've forgot the size of it, but
25 whatever the size is.

1 double of the second service.

2 So I understand, I understand the
3 board's concern about checks and balances, but
4 they're there.

5 VICE-CHAIRMAN MULLER: And even if the
6 police aren't there, there is going to be two
7 dedicated individuals to assist with parking --

8 ATTORNEY SACHS: Yes.

9 VICE-CHAIRMAN MULLER: -- when the
10 police aren't there?

11 So, for instance, if the underground
12 lot is full, somebody could notify the people coming
13 in so you don't have a stacking issue on
14 Ernston Road causing issues; it's going to be
15 managed by two individuals, the parking, in and out
16 of the facility.

17 ATTORNEY SACHS: Right. We will
18 always have the police there, that I can assure you.
19 And that can be a condition of any approval so that
20 the police will always be there.

21 VICE-CHAIRMAN MULLER: But not 24/7
22 obviously.

23 ATTORNEY SACHS: No, no, I'm talking
24 about on Friday afternoons, which is really the
25 biggest prayer service. You know, the other

1 services maybe attend 30 attendees. We don't need
 2 the police there for 30 people coming in.
 3 VICE-CHAIRMAN MULLER: No, but there
 4 will be people there even for those non-sparse --
 5 you know, those sparse events that are there.
 6 ATTORNEY SACHS: I'm not sure it's
 7 really necessary when 30 people are showing up, but
 8 we will commit that the police will be there Friday
 9 afternoon prayer services, and Ramadan, and special
 10 events.
 11 I don't think it's anything different
 12 than police being present at a church for Christmas
 13 Eve or for Easter Sunday or for the police to be
 14 present during Rosh Hashanah and Yom Kippur at a
 15 synagogue. The other times when those -- when
 16 houses of worship have services there's usually not
 17 a police presence because there's usually not as
 18 much activity, but on those special days, yes.
 19 And our special day happens to be
 20 Friday. There will be a police presence.
 21 CHAIRMAN TIGHE: Anybody else have
 22 anything?
 23 MEMBER SHAH: Yes, I have a question.
 24 CHAIRMAN TIGHE: Go ahead.
 25 MEMBER SHAH: Mr. Sachs, CME report, G,

1 ATTORNEY SACHS: Oh, D and A?
 2 ENGINEER CORNELL: Yeah, the prayer
 3 for the deceased takes place 15 minutes after the
 4 1:20 p.m., which is your afternoon prayer service.
 5 So if that happens on a Friday afternoon, then you
 6 might exceed the 321.
 7 ATTORNEY SACHS: Do we have that; is
 8 that a daily prayer?
 9 THE WITNESS: For the deceased? A is
 10 the Janazah prayer, right?
 11 ENGINEER CORNELL: Correct, yes.
 12 THE WITNESS: Yeah, Janazah prayer
 13 doesn't have to be on Friday with the prayer
 14 services. It's usually held after the prayer
 15 services; the prayer services are over, then usually
 16 for family and friends they still want the prayer
 17 for the deceased.
 18 ATTORNEY SACHS: Yeah. That would be
 19 a special event?
 20 THE WITNESS: Yeah, that would be a
 21 special event, after the Friday service.
 22 MEMBER SHAH: No, the only concern is
 23 there's only a 15-minute gap, right, so 15 minutes
 24 are for the prayer service, and 15 minutes. You
 25 talk about 200 people leaving, 150 people entering.

1 traffic, Number 5, 5D, Friday prayer 1:20 p.m. to
 2 1:45 p.m. max of 200 attendees, right.
 3 I find one correction, you had said the
 4 max occupants will be 321. If you look at 5A, you
 5 could have for the prayer for the deceased max
 6 150 people, that makes a total of 350 people.
 7 Can you please explain?
 8 ATTORNEY SACHS: I'm not sure where
 9 you're looking. Hold on a second, let me just...
 10 MEMBER SHAH: Number 3 traffic, 5A and
 11 5D.
 12 ATTORNEY SACHS: 5A and 5B.
 13 THE WITNESS: D, "D" as in David.
 14 ATTORNEY SACHS: Oh, "D," I'm sorry.
 15 D, the Friday prayer. Yeah, I think Mr. Cornell's
 16 numbers -- yeah I think the numbers I have provided
 17 in testimony are the more accurate numbers.
 18 And I think Jay asked me that question,
 19 if the numbers that I provided in the "Day in the
 20 Life" are the accurate numbers versus what he has,
 21 so...
 22 ENGINEER CORNELL: These numbers came
 23 from your traffic report. I think what the question
 24 is, if you combine D and A together you will exceed
 25 the 321, because you're saying --

1 THE WITNESS: I mean, there's no set
 2 time for the Janazah prayer, it can happen any time
 3 from sunrise to sunset. So basically I think that
 4 usually what happens is like if it's a Friday, like
 5 when the Friday services are over, the family
 6 friends stay over and they do it.
 7 So if it's usually, like if it's the
 8 case since we have two prayer services, usually the
 9 Janazah will be at the end of the second prayer
 10 service.
 11 MEMBER SHAH: Thank you.
 12 COUNCILMAN ZEBROWSKI: Mr. Chair?
 13 CHAIRMAN TIGHE: Yeah.
 14 COUNCILMAN ZEBROWSKI: Mr. Sachs, you
 15 talked a few minutes ago regarding the off-site
 16 parking. That is if the flow becomes backed up or
 17 they're waved off, the next opportunity is going to
 18 be, you know, likely it's the 22 spaces down at the
 19 Mr. Dee's, which means that your attendees will have
 20 to traverse across one of the most major
 21 intersections in town.
 22 Now, I know probably more than most the
 23 availability of law enforcement at a time when this
 24 would occur. In fact, the officers that you're
 25 looking for are probably going to be off-duty not

1 on-duty.

2 How do you propose to safely see that
3 those attendees get across the roadway in those
4 particular circumstances?

5 THE WITNESS: As I mentioned, like on
6 Friday the obligatory portion is very critical. If
7 you miss that you might as well do the prayer
8 service at home.

9 So people who might be parking those 22
10 spaces would probably have to be the first ones
11 there, because let's say if you come at the tail-end
12 of the Friday service or the sermon and you're
13 looking for parking at the facility on-site and you
14 don't find it, by the time you go and park your car
15 in one of those 22 spaces and come back, you will
16 miss the prayer service.

17 COUNCILMAN ZEBROWSKI: I understand
18 that. My question directly is --

19 CHAIRMAN TIGHE: Safety.

20 COUNCILMAN ZEBROWSKI: Right.

21 -- what procedures are you taking for
22 your attendees to be able to cross what is
23 considered to be one of the five most dangerous
24 intersections in Middlesex County?

25 Because you can't depend on police

1 him here.

2 ATTORNEY SACHS: That's why he's here.
3 Certainly if there's a concern about
4 safety I'm wondering if we could utilize a borough
5 crossing guard who is off-duty, you know, it would
6 be a special officer.

7 COUNCILMAN ZEBROWSKI: I don't want to
8 answer for the chief, but I know historically we
9 have a minimal number to begin with. I think that
10 that probably isn't something that you could
11 utilize, unless it corresponds with a service.

12 That was something that I was just
13 asking if you looked at and came up with a plan for
14 that.

15 ATTORNEY SACHS: Yeah, I mean, we
16 certainly can. Yeah, we can look into that,
17 Councilman.

18 And as I said, we're going to, you
19 know, if the board acts favorably on this, we're
20 going to come back in a year. And I think our
21 expectation is that you are just not going to see
22 that overflow parking being utilized. There will be
23 enough parking on our site with the two services on
24 a Friday afternoon. And certainly if we have to
25 address it we will with other safety measures.

1 officers that are already on-site because they're
2 going to be handling the flow into the site itself.

3 So my question is what other
4 alternatives do you have for that?

5 Maybe you're going to use a shuttle
6 service. Maybe that's an opportunity. I don't
7 know. But I think having a vehicle sitting there is
8 probably not a great idea either.

9 THE WITNESS: My understanding is I
10 think the intersection has a crosswalk and light I
11 believe there too, I believe right before they enter
12 into this block.

13 COUNCILMAN ZEBROWSKI: So that's
14 correct. And for schools and for students there is
15 obviously crossing guards to make sure that that's
16 crossed safely.

17 My question is what would you do for
18 your attendees? Because I think it's the same
19 situation; it's going to be families traversing up
20 there.

21 I would be very concerned about them
22 crossing that roadway.

23 ATTORNEY SACHS: You know what, and
24 now you will put your ex-chief's hat on, okay.

25 CHAIRMAN TIGHE: That's why we have

1 CHAIRMAN TIGHE: It seems to me that
2 we hit these numbers right on the mark and that
3 everything is fine and dandy if it works perfectly.

4 ATTORNEY SACHS: Right.

5 CHAIRMAN TIGHE: What do you do for
6 growth?

7 ATTORNEY SACHS: Well, as I said
8 before, Mr. Chairman, there's a proliferation of
9 mosques in the area. There's one in Old Bridge.
10 There's one in South River. There's obviously one
11 now in -- hopefully there will be one in Sayreville.
12 You know, so there are a number of mosques.

13 We know that our core group is roughly
14 270. Could it expand? Yes. Certainly we hope that
15 it does expand, but we also know that we are only
16 limited to 321 attendees, you know, during a Friday
17 prayer.

18 You know it's almost a self-policing
19 situation. If it turns out that this facility is in
20 incredible demand and 1,000 people want to come
21 here, they're not going to be there, they're going
22 to sell the property and they're going to build a
23 mosque somewhere else. But we always account for
24 some growth, Mr. Chairman. We always account for
25 some growth.

1 But even from growth from 270 up to
2 321, you know, we're talking about 20 percent
3 growth. I mean that would be almost extraordinary
4 in any house of worship in this day and age. We
5 just don't see that.

6 CHAIRMAN TIGHE: It seems to me you're
7 going up, some religions are going down.

8 ATTORNEY SACHS: Exactly.

9 VICE-CHAIRMAN MULLER: Mr. Chair?

10 CHAIRMAN TIGHE: Go ahead.

11 VICE-CHAIRMAN MULLER: Larry, is there
12 a formal lease with the new owner of the -- I call
13 it Mr. Dee's or Goodfellows but...

14 ATTORNEY SACHS: We have a -- yes, we
15 do.

16 VICE-CHAIRMAN MULLER: Okay.

17 ATTORNEY SACHS: And we'll provide
18 that.

19 VICE-CHAIRMAN MULLER: And right now
20 they're not doing anything with that building, it's
21 just sitting there vacant and no plans?

22 ATTORNEY SACHS: That I can't answer,
23 but we do have a lease with them.

24 VICE-CHAIRMAN MULLER: All right.

25 MEMBER OF THE AUDIENCE: What if that

1 review it does appear that in my view a parking
2 variance is necessary, 250 parking spaces are
3 required.

4 And I have spoken with Mr. Sachs and I
5 believe they will be seeking a variance.

6 ATTORNEY SACHS: That is correct.
7 Mr. Fisher, that is correct.

8 CHAIRMAN TIGHE: Anybody from the
9 board have any comments?

10 If not, I will take a motion to open up
11 to the public.

12 VICE-CHAIRMAN MULLER: Motion.

13 CHAIRMAN TIGHE: Do I have a second?

14 MEMBER SITACA: Second.

15 SECRETARY MAGNANI: All in favor?

16 BOARD MEMBERS IN UNISON: Aye.

17 SECRETARY MAGNANI: Opposed?

18 ATTORNEY POHLMAN: Mr. Chairman, I
19 just need to clarify one issue with the applicant.

20 CHAIRMAN TIGHE: Go ahead.

21 ATTORNEY POHLMAN: Mr. Sachs, in light
22 of the fact that your clients acknowledge the need
23 for a variance, will you be resting this evening or
24 providing additional -- reserving to provide
25 additional fact witness and expert witness

1 changes? What if that owner --

2 CHAIRMAN TIGHE: Hang on. We're going
3 to open it up in a minute.

4 Anybody else on the board have any
5 questions?

6 Mr. Sachs, do you want to wrap up?

7 ATTORNEY SACHS: You know what,
8 Mr. Chairman, I probably would like to do that after
9 the public portion.

10 CHAIRMAN TIGHE: You got it.

11 ATTORNEY SACHS: Okay, thank you.

12 CHAIRMAN TIGHE: I'm going to take a
13 ten-minute break. Then we're going to come back and
14 open it up to the public.

15 So it's -- 25 after, everybody in their
16 seat.

17 - - -

18 (A recess is taken at 9:11 p.m.)

19 - - -

20 (Time noted, 9:28 p.m.)

21 - - -

22 CHAIRMAN TIGHE: Settle down, please.
23 Please sit down. Please sit down, thank you.

24 Alex.

25 ATTORNEY FISHER: After additional

1 testimony?

2 ATTORNEY SACHS: Mr. Chairman, I would
3 like to reserve on that decision. I would request
4 that you open up to the public. Certainly they can
5 make comment on anything, I don't have an issue.

6 You know, I don't know what time,
7 Mr. Chairman, you want to go to?

8 CHAIRMAN TIGHE: We're going to be
9 here until 11 o'clock or 10 of.

10 ATTORNEY SACHS: Okay.

11 CHAIRMAN TIGHE: We're going to cut it
12 at 10 of 11. So, I mean, we have an hour and
13 40 minutes.

14 ATTORNEY SACHS: All right, thank you.

15 CHAIRMAN TIGHE: So you're going to
16 reserve your right to...

17 ATTORNEY SACHS: Yeah, I haven't made
18 that decision yet. But certainly I don't want to
19 stop the public from making any...

20 - - -

21 P U B L I C S E S S I O N

22 - - -

23 CHAIRMAN TIGHE: So we're going to
24 take public testimony. You are going to be able to
25 speak and ask any questions of the board or

1 professionals that are here from either party.

2 What I would like to remind you of is
3 listen to the people that are speaking before you so
4 we don't have redundant questions.

5 If you are going to make a point that's
6 fine. If you are going to beat a point and beat it
7 to death, we don't need to do that, okay.

8 So I have been asked. This is your
9 time.

10 Mr. Robinson, if you can come up.
11 Please come up to the mic. State your name and your
12 address for the record.

13 And please be considerate of the people
14 that are speaking, so when you get up you will have
15 the same consideration.

16 JIM ROBINSON: Thank you, Mr.
17 Chairman. I'm Jim Robinson in Parlin.

18 And despite what you just said I'm
19 going to apologize from the beginning, I couldn't
20 hear everything that was said; I couldn't hear all
21 the answers. So if I ask something that has already
22 been asked, I apologize.

23 I went to kindergarten here in 1965. I
24 could hear better then, but the acoustics in this
25 room were no better then than they are now.

1 JIM ROBINSON: Seven tonight, okay.
2 So two are missing, and there are not two
3 alternates.

4 I want to talk about, and I know this
5 was discussed, and I'm so happy that I advocated for
6 hiring the traffic expert because you've touched on
7 something that I want to touch on.

8 And when we -- I sat on the board when
9 the Dwarkadhish temple was before the board and back
10 then we realized that the ordinance that talks about
11 seats is really designed for Christian or Jewish
12 facilities, but not those that don't use seats such
13 as the Hindus or this one. But the other thing --
14 and the ordinance says one parking space per three
15 seats.

16 The other thing that I note is that
17 some of these other facilities folks tend to go to
18 services on Saturday or Sunday, and they can go as a
19 family because they are not workdays, so it might
20 make sense that you would get three people in a car.
21 I don't know if that is necessarily the case if
22 folks are going, especially on a Friday afternoon.

23 And I would ask, I know there was some
24 question about what did they observe at the
25 firehouse. I'm not sure I understood that answer

1 The first question, it may be
2 procedural, I notice that the notice didn't mention
3 any parking variance being requested. Has it been
4 determined that, in fact, there is a need for a
5 parking variance or will be that determined at some
6 point?

7 And I couldn't hear anything you said,
8 Counselor.

9 ATTORNEY FISHER: It has been
10 determined that there is a need for a parking
11 variance.

12 JIM ROBINSON: There is a need for a
13 parking variance, okay.

14 And the notice did not specifically
15 indicate that. There is catchall at the end that
16 says "any other variances that are necessary," but
17 that -- typically that is used when -- not when the
18 applicant knows in the beginning that a variance is
19 necessary but if during testimony we find, oh, you
20 know, you need a variance for that. So I would just
21 ask the attorneys to take a look at that and see.

22 There are seven members of the board
23 present, voting members present, by the way; is that
24 correct?

25 CHAIRMAN TIGHE: That's correct.

1 totally, but I think we have to talk about that a
2 little bit to see if that 3-to-1 really applies on a
3 Friday where folks wouldn't necessarily be coming
4 from home with their families, they might be coming
5 from work or some other place. So I think that's
6 something to take into consideration.

7 The other thing I think we have to take
8 into consideration and I asked during the break,
9 what is the gender break up; is there going to be
10 320 mats? I understand that it's approximately
11 80 percent men and maybe 20 percent women because
12 men have an obligation to go to service and women
13 can pray at home.

14 So I wonder if that has to be taken
15 into consideration that you're talking about you
16 know, 250 men and mats and less for women. So I
17 just think we have to figure that into the
18 calculation.

19 I would ask the traffic expert for the
20 applicant and our traffic expert if from a safety
21 perspective you think it is more desirable to have
22 all of the parking on-site?

23 I think we all know the answer to that,
24 Mr. Muller you quoted the county report that I was
25 going to talk about, Chief Zebrowski talked about

1 how dangerous that intersection is. I think that
2 has to be taken into consideration.

3 I don't know, and I'm a former planning
4 board chairman, I don't know if another business in
5 town can allocate their parking spaces to somebody
6 else.

7 What happens if at some point in time
8 that restaurant decides to open and those 22 parking
9 spaces have been delegated or relegated to somebody
10 else?

11 So I think we have to talk about that.

12 The other thing is I think we have to
13 talk about, and I'm going to ask if there were any
14 other alternative plans?

15 Mr. Cornell, you talked about the van
16 situation. That was part of the plan if the
17 Dwarkadhish temple was approved, I was involved with
18 that, and what that -- and that's entirely different
19 because you know, at the Hindi temple people don't
20 come every Friday; people come only four or five
21 times or only have to come four or five times a
22 year, but they come in great numbers so that's
23 different. But the agreement, the applicant agreed
24 to have a minimum of 10 vans to shuttle people.

25 Chief, you talked about if they're

1 traffic, with all due respect to my friend,
2 Mr. Sachs, who shouldn't be testifying at all and
3 certainly not about traffic. So I would put that
4 question to their expert.

5 I don't know, maybe this was addressed,
6 I don't know if the deceleration lane was talked
7 about. You know I think the ordinance says if you
8 have 100, more than 100 spaces, there has to be
9 200 feet of deceleration.

10 I know the county planning board had
11 some concerns they don't necessarily want that. I
12 would like to know how this board feels.

13 I would like to know if this
14 application actually went before the county planning
15 board and got approval or they just -- there was an
16 informal review and they made these comments, and if
17 they did go, when they went.

18 And, Mr. Muller, I'm glad you asked the
19 question about limiting occupancy, so I don't have
20 to do that.

21 And, Chief, I think you asked a lot of
22 my questions. But I do have at least -- at least
23 those questions.

24 And, oh, one other question; has the
25 applicant considered any other -- oh, two other

1 going to use those 22 spaces should there be a van.
2 I think that ought to be considered because really
3 anybody who crosses Bordentown Avenue at the
4 intersection of Ernston Road is really taking their
5 life in their hands when they do that.

6 The other concern I have about that is
7 I think you are only going to go to those 22 spaces
8 if you first go and see that the 107 spaces are
9 filled up. And you then have to go there. So I
10 think that creates a little bit of a problem that
11 might make it difficult.

12 So I'm going to ask the applicant and
13 specifically the applicant's traffic engineer, do
14 they have a plan there?

15 Have they looked at any other plans?
16 Have they run by the idea of the 22 spaces across
17 Bordentown Avenue by the police traffic safety
18 bureau and what is their opinion of that if they
19 have?

20 And I noticed when there was discussion
21 about that -- and I mentioned this before, that
22 Mr. Sachs responded, the traffic engineer did not.
23 And I would respectfully suggest that that is the
24 purview of the traffic engineer, and the traffic
25 engineer ought to be answering those questions about

1 questions. I'm sorry.

2 Has the applicant considered any other
3 scenarios for off-site parking? And if so, what
4 have they -- what are they, what were they, and why
5 were they not presented?

6 And the final question is, if the board
7 determines and I think they have determined that a
8 parking variance is necessary, what is your plan if
9 the parking variance is not granted?

10 That's it. Those are all my questions.

11 CHAIRMAN TIGHE: Mr. Sachs, do you
12 have answers?

13 ATTORNEY SACHS: Well, I'm trying to
14 piece together what Mr. Robinson asked.

15 So I think the first question he asked
16 was about the 22 parking spaces. And I'm not sure
17 what his exact question was, but perhaps the use of
18 a shuttle bus, if we thought of that.

19 I think the second question was had we
20 looked at other --

21 CHAIRMAN TIGHE: Do you have an
22 agreement with --

23 ATTORNEY SACHS: We have a written
24 lease with them.

25 CHAIRMAN TIGHE: For how long?

1 ATTORNEY SACHS: I think it's five
 2 years plus another five-year option. So it's a
 3 fairly long-term lease.
 4 CHAIRMAN TIGHE: Okay.
 5 ATTORNEY SACHS: And we haven't
 6 thought about a shuttle bus for Johnson Place.
 7 I will tell you that, if necessary, and
 8 I know the chief brought it up about safety at that
 9 intersection, if we needed to employ additional
 10 police personnel to monitor that traffic signal for
 11 any pedestrians that might be crossing, we're
 12 willing to do that.
 13 You mentioned the fact about the
 14 crossing guard, but I'm not sure if that's feasible
 15 or not.
 16 But, you know, we we're amenable to
 17 employing whatever other additional safety measures
 18 might be necessary.
 19 CHAIRMAN TIGHE: Thank you.
 20 JIM ROBINSON: I would like to know
 21 from the police department if they think that
 22 section is a safe spot to put an officer?
 23 That's a very dangerous intersection.
 24 MEMBER OF THE AUDIENCE: 100 percent.
 25 ATTORNEY SACHS: Honestly, I don't

1 there already for each service?
 2 And with cops being there to guide
 3 people in and out, it's going to cause more of a
 4 jam. And if you put crossing guards, that's going
 5 to slow things down even more.
 6 And that is my only concern.
 7 CHAIRMAN TIGHE: Just for your
 8 information.
 9 ATTORNEY FISHER: So the board is not
 10 permitted to deny an application simply because it
 11 will add traffic to an already backed-up road,
 12 especially when that's a county road.
 13 If it's a permitted use then that
 14 traffic cannot be used to deny an application.
 15 CHAIRMAN TIGHE: Ma'am.
 16 CAROL ESPOSITO: Carol Esposito,
 17 Parlin, 6 Villanova Road.
 18 CHAIRMAN TIGHE: Thank you.
 19 CAROL ESPOSITO: My first thing I
 20 wanted to say is --
 21 CHAIRMAN TIGHE: Where are you from?
 22 CAROL ESPOSITO: Parlin, 6 Villanova
 23 Road.
 24 CHAIRMAN TIGHE: Thank you.
 25 CAROL ESPOSITO: The first thing I want

1 believe we ever got any -- any response from the
 2 police that there were any issues, quite frankly,
 3 with respect to the project as a whole. I don't
 4 recall getting -- I don't think we got any memo from
 5 them or any input from them.
 6 But as I said, we're certainly willing
 7 to employ any additional measures for safety that
 8 are necessary.
 9 JIM ROBINSON: That's it.
 10 CHAIRMAN TIGHE: Anybody else?
 11 JIM ROBINSON: Thank you.
 12 CHAIRMAN TIGHE: Thank you.
 13 Sir, go ahead.
 14 STEVE NERO: Good evening, ladies and
 15 gentlemen of the council, fellow citizens.
 16 My name is Steve Nero, I live at 3
 17 Skytop Gardens, Apartment 24, off Ernston Road.
 18 My concern is the traffic gentleman
 19 counted the cars that were going into the firehouse.
 20 Ernston Road is a lot more busy than Cheesequake
 21 Road. And the traffic there sometimes you're stuck
 22 at Washington Road to Route 9, it's backed up with
 23 traffic. They considered they're going to have 30
 24 or 40 cars extra?
 25 Did they consider all the cars that are

1 to say is we keep talking about 22 parking space at
 2 Mr. Dee's, it is not 22 parking spaces, it's 19.
 3 Went there myself and I counted them.
 4 The letter submitted by the current
 5 owner says that the usage is for Fridays between 12
 6 and 3. However it was testified that they can use
 7 it at any time. So I just want clarification on
 8 that. And we would love to see the contract, if you
 9 will.
 10 Also, is there a written comment with
 11 the Sayreville Board of Education and for how long
 12 to use their facilities?
 13 The board asked the question what is
 14 the number of people in the congregation, and I just
 15 want to go over that; what is the number of people
 16 in the congregation?
 17 ATTORNEY SACHS: I'll respond when
 18 she's done, if she's making comments.
 19 CAROL ESPOSITO: No, that's a
 20 question. What is the number of people in the
 21 congregation?
 22 ATTORNEY SACHS: Well we presently
 23 have approximately 270 attendees going to the
 24 firehouse, which is probably the same that we had at
 25 the old site.

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1	CAROL ESPOSITO: Okay. So that's	
2	270 men.	
3	How many are part of your congregation?	
4	ATTORNEY SACHS: That's total.	
5	CAROL ESPOSITO: So on Fridays at the	
6	firehouse, the women are also there and the	
7	children?	
8	ATTORNEY SACHS: Yes.	
9	CAROL ESPOSITO: I'm not sure about	
10	that being accurate.	
11	One more thing, let me see here.	
12	MEMBER OF THE AUDIENCE: You can come	
13	over any time. You are welcome to come over.	
14	CAROL ESPOSITO: Oh, I have been	
15	there. I live nearby, we've seen.	
16	Oh, the next part is when I'm looking	
17	at the CME report, and we're looking at the	
18	non-prayer hall areas, 59 spaces for the basketball	
19	court, three spaces for the office staff, 53 spaces	
20	for classrooms and 28 parking spaces for the	
21	assembly area, that's 143 parking spaces, and you	
22	have 107, I believe. So that also goes into play.	
23	So we keep talking about the prayer	
24	halls will be used during one time, and all the	
25	other spaces would be able to be used during	

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1	another. So all of those other spaces would require	
2	143 parking spaces. So there's also a discrepancy	
3	in having enough parking.	
4	That's all I've got for right now.	
5	CHAIRMAN TIGHE: Anybody else have	
6	anything to say? Sir. You're next.	
7	RICK CONNOLLY: Good evening, my name	
8	is Rick Connolly, I live on Cheesequake Road in	
9	Parlin, near the firehouse.	
10	And, Mr. Stimmel, that's correct;	
11	you're familiar with that firehouse, you did the	
12	study there?	
13	THE WITNESS: The Madison Park?	
14	RICK CONNOLLY: Yes, Madison Park,	
15	exactly.	
16	Did you actually count the number of	
17	cars that were at the firehouse while the prayer	
18	service were going on?	
19	THE WITNESS: Yes.	
20	RICK CONNOLLY: And what kind of car	
21	count did you get?	
22	THE WITNESS: We counted 195 vehicles	
23	entering during a four-hour period on Friday,	
24	May 17th of last year, and 159 vehicles over a	
25	four-hour period on Friday afternoon on January 17th --	

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1	RICK CONNOLLY: Okay, my apologies.	
2	Did you count how many were parked at any individual	
3	time?	
4	I happen to live there and I did. And	
5	if you count the number of vehicles that were in the	
6	parking lot -- they parked illegally, by the way --	
7	and the cars that were parked in front of the	
8	parking area and cars that were parked on the side	
9	of the firehouse, and the cars that were parked on	
10	the hill by the Little League field, and the cars	
11	parked across the street, I totaled an absolute	
12	minimum of 126 cars.	
13	Has anybody actually gone -- well, I	
14	know one of my friends did. Has anyone actually	
15	gone there and physically counted cars?	
16	I mean we're talking about this, that	
17	would make sense; would it not?	
18	That's a question.	
19	THE WITNESS: Yes, we did count the	
20	cars on the dates that I indicated.	
21	RICK CONNOLLY: And?	
22	THE WITNESS: All this data has been	
23	provided previously to the board, you know, we --	
24	RICK CONNOLLY: The number of cars	
25	parked in the parking lot was -- board, can you,	

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1	anybody tell me what that number was?	
2	CHAIRMAN TIGHE: The number that you	
3	came up with is that the people in the parking lot	
4	not on the ancillary Little League field across the	
5	street?	
6	THE WITNESS: That count --	
7	CHAIRMAN TIGHE: You just counted the	
8	cars that were in the lot?	
9	THE WITNESS: The parking lot	
10	adjacent to the fire hall, the parking lot adjacent	
11	to the baseball field.	
12	If anybody is parked illegally across	
13	the street on somebody's driveway, we didn't count	
14	that.	
15	RICK CONNOLLY: No, no, they were not	
16	parked illegally, they parked -- directly in front	
17	of the parking lot though there is a chain.	
18	CHAIRMAN TIGHE: Correct.	
19	RICK CONNOLLY: And it's all -- and	
20	you're not supposed to park there in front of the	
21	chain, and they did. I mean there was eight cars,	
22	1, 2, 3, 4, the opening, 1, 2, 3, 4.	
23	CHAIRMAN TIGHE: They counted?	
24	THE WITNESS: Those are counted. The	
25	cars on the site were counted --	

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1 RICK CONNOLLY: Wait, you said the
2 illegally parked cars weren't counted. Those were
3 illegally parked cars.

4 THE WITNESS: I said illegally parked
5 cars across the street were not counted. If you
6 would let me finish.

7 RICK CONNOLLY: Okay.

8 THE WITNESS: The cars in the front
9 were counted, both sides of the building, the
10 parking lot side, and other parking lot by the
11 baseball field.

12 The striping in the parking lot for the
13 fire hall is vague at best, but from going to the
14 site on January 17th, there were additional parking
15 spaces available.

16 With the new proposed site obviously we
17 have much better delineation of the parking and as
18 with the other stipulations that the applicant has
19 agreed to there would be a requirement that nobody
20 is allowed to park on the grass outside of a striped
21 parking space and so on.

22 RICK CONNOLLY: All right, somehow I
23 got lost, I still didn't get a number.

24 How many cars were parked at one time
25 during the service?

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1 RICK CONNOLLY: Get the number for
2 you. I know the number, I counted them.

3 I assume nobody here did, right?

4 CHAIRMAN TIGHE: I did.

5 RICK CONNOLLY: What about a dandy
6 idea.

7 CHAIRMAN TIGHE: I have been over
8 there four or five times.

9 Hang on, I know. We have a question
10 coming up. You're next.

11 ATTORNEY SACHS: Mr. Chairman, if you
12 want to continue with the public, we'll provide that
13 information so.

14 CHAIRMAN TIGHE: So, gentlemen.
15 Ma'am, in the back.

16 VICE-CHAIRMAN MULLER: And can we just
17 make sure that the public knows that this comment
18 period is not the public's chance to be sworn under
19 oath to provide testimony? So if people are coming
20 up with comments that they -- if they want to
21 present their sworn testimony at a later time as
22 opposed to these comments where they're not sworn,
23 because right now the questions themselves are not
24 evidence in this hearing.

25 ELIZABETH PINELLA: So I can ask

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1 THE WITNESS: I could look through my
2 notes and give that to you --

3 RICK CONNOLLY: Please do --

4 THE WITNESS: It wasn't presented in
5 that format.

6 RICK CONNOLLY: I guess I'm done,
7 guys; can anybody help me out here?

8 VICE-CHAIRMAN MULLER: Mr. Chair, are
9 we at the point where we should be swearing in
10 members of the public, or is this just questions
11 regarding the testimony from tonight?

12 ATTORNEY FISHER: It's kind of
13 blending right now. And, Mr. Sachs, the question is
14 have you rested your case to open it up to full
15 public comment, or are we still just doing questions
16 of the witnesses this evening?

17 ATTORNEY SACHS: We're still doing
18 questioning.

19 CHAIRMAN TIGHE: So the question is we
20 need the number from the parking expert. That would
21 satisfy the gentleman.

22 ATTORNEY SACHS: We'll provide that.
23 It may take us a few seconds or a few minutes.

24 CHAIRMAN TIGHE: He's going to get
25 that number for you.

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1 questions, not testify, correct?

2 VICE-CHAIRMAN MULLER: I just want to
3 make sure because I don't want people --

4 ELIZABETH PINELLA: Fine. I have both.
5 So I will do one or the other, it doesn't matter.

6 VICE-CHAIRMAN MULLER: No, I just
7 don't want to make sure people come here tonight,
8 ask questions and think that that is testimony too;
9 they have to come back for the public portion where
10 the public is sworn and give testimony.

11 ELIZABETH PINELLA: I have been coming
12 back here every night since over a year now, so
13 please.

14 VICE-CHAIRMAN MULLER: Okay.

15 ELIZABETH PINELLA: All right. My name
16 is Elizabeth Pinella. I live at 10 Parkway Place.
17 My backyard has a small area of township land, and
18 then it's adjacent to their property.

19 I have been coming here and listening
20 to this testimony, that. I had a whole testimony on
21 lifts and stuff, and now the lifts are out. So like
22 you're wasting people's time.

23 I have some other questions.

24 Regardless of what I say or what anyone
25 in this room says, I have already been told this is

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1 a done deal and it's just going to happen regardless
2 if I like it or not.

3 CHAIRMAN TIGHE: I don't know where
4 you heard that from.

5 ELIZABETH PINELLA: Well, it's a
6 consensus.

7 CHAIRMAN TIGHE: You know it's not
8 true, ma'am.

9 ELIZABETH PINELLA: Okay. Well good,
10 because my house is maybe 2,000 square feet. My
11 property is maybe one-sixth of this property, maybe
12 a little bit more, maybe 1/8, if that.

13 You're planning on building a building
14 that is 20 times more larger than my home for
15 270 people in this congregation, possibly going up
16 to 300-some people that you can have there at a
17 time.

18 I want to know things like, how long is
19 this construction going to take? How is it going to
20 affect my home, my yard, and my quality of life with
21 noise, dust, rumbling?

22 What happens if my foundation is
23 damaged? What happens if there is a spring or
24 something under ground that is hit and water just
25 starts going and floods the area?

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1 services during the day, then use basketball courts
2 and stuff until 10:00 at night. And, you know,
3 people coming, going, maybe they're going to be this
4 one but not prayer at the same time as everything
5 else.

6 I really do not believe that this
7 building is the right size for this neighborhood.
8 The people that live there do not need such a large
9 structure there regardless if it's a religious
10 building or anything else.

11 I firmly respect everybody's right to
12 practice their religion --

13 CHAIRMAN TIGHE: You have to turn that
14 into a question. This is a question-and-answer
15 period.

16 ELIZABETH PINELLA: Okay. So what
17 happens when they don't follow the rules?

18 CHAIRMAN TIGHE: The code enforcement
19 comes in play, the town code enforcement.

20 ELIZABETH PINELLA: And what happened
21 to code enforcements that weren't followed in the
22 past that were just dismissed?

23 We are no longer allowed to talk about
24 them, right? Because they already broke some codes,
25 they were already brought up, and everything was

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1 What happens when it rains and the
2 sewer who already gets backed up and my neighbors
3 have problems and the township has to come out and
4 clean it? This is just going to add to that.

5 If there's rain Ernston, Bordentown,
6 the bottom of Parkway Place, floods. If they had
7 people parking, and I'm very sorry, not everybody is
8 going to say, oh, I can't park here, let me just go
9 down, cross Bordentown and park over here. They're
10 going to go through the neighborhood and park in the
11 streets, because they already park illegally. They
12 don't care.

13 And what is to prevent them from that?

14 If anything is done wrong and we
15 complain and they don't follow ordinances and they
16 get penalized, who is going to enforce these things?

17 Already there's been problems that I
18 was told everything was dismissed, and we are no
19 longer allowed to talk about it.

20 I have seen over 200 cars in the yards,
21 in the back areas with people waving red things to
22 park them.

23 This is not what I want. And according
24 to testimony depending on the day of the week or the
25 time they can start services at 6:00 a.m. have

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1 dismissed.

2 So that gives me a lot of hope that if
3 rules are not followed that codes are going to be
4 enforced.

5 ATTORNEY POHLMAN: So, ma'am, you
6 asked a couple of really good questions there.

7 The first is with respect to code
8 enforcement. And I actually asked Mr. Sachs this
9 earlier this evening, confirmed it to be part of the
10 records that should the application obtain approval,
11 this would be part of what we call a memorializing
12 resolution, which is that all of these operational
13 conditions, all of the issues regarding occupancy,
14 timing of usage, parking, would all be agreed to and
15 be part of the memorializing resolution and run with
16 the property.

17 And I asked Mr. Sachs to confirm that
18 they understand that this would then be subject to
19 code enforcement through the Sayreville code
20 enforcement office. And, you know, there's some --
21 and the law can be tricky and can be a pain to
22 people sometimes, right, so here what we would be
23 saying is if there were to be an approval all of
24 those terms the applicant's agreeing to right now.
25 They're saying we understand that this is the

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1	standard, we have to meet it, there's no gray area.
2	And if they don't code enforcement is going to issue
3	a violation, code enforcement can enact it. As
4	opposed to if, you know, there is a question as to,
5	well, where are you parked, what are you doing,
6	what's this?
7	Here with this site there is very
8	specific standards being adopted and so code
9	enforcement their job, I would say, would be easier
10	for the code enforcement official perspective.
11	So then you raised another really good
12	question about what would the impact on your
13	property be during construction. You know,
14	unfortunately I don't know that any developer or
15	residential or commercial property owner can ever
16	say how long a project will take; there's a lot of
17	things that can obviously impact that, right --
18	ELIZABETH PINELLA: Do we have an
19	estimated number on how long it's going to take?
20	ATTORNEY POHLMAN: -- but as far as the
21	protection of your foundation and the infrastructure
22	I believe it was last fall, could have been even
23	earlier than that, there was a condition put on this
24	that the applicant agreed to that there would be
25	monitoring of the -- of the vibrations and of the

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1	impact caused --
2	CHAIRMAN TIGHE: Dust.
3	ATTORNEY POHLMAN: -- dust, sound,
4	caused during the construction process.
5	And that would be monitored because
6	other residents -- and I know it wasn't you because
7	I remember it was a gentleman who got up and raised
8	this, who lives near you, raised this exact issue,
9	which is a concern and --
10	ELIZABETH PINELLA: Yeah, I'm sure all
11	my neighbors are concerned, we have houses there.
12	I mean I've been living in this
13	development for six decades.
14	ATTORNEY POHLMAN: -- and this item --
15	ELIZABETH PINELLA: And nobody cares.
16	Like, just ruin my life, who cares.
17	ATTORNEY POHLMAN: -- and the issue was
18	also raised by Mr. Cornell from CME in his report.
19	So during, if this construction were to occur, the
20	applicant would have an obligation to undertake
21	monitoring that information would be available to
22	the town, and that's to ensure that the work they're
23	doing on site is -- while all construction is
24	disturbing, right, nobody can sit here and say that,
25	you know, having people dig holes, pour cement,

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1	build framing, right, all of that is going to make
2	noise. But they monitor it to ensure that there
3	would not be off-site damage as a result of what
4	they're doing.
5	And so should that -- should this
6	application be approved, one of the requirements
7	would be that that monitoring would take place and
8	that the informational reports be available to
9	ensure that residents, such as you, would not suffer
10	damage to their property as a result of this.
11	ELIZABETH PINELLA: And if we do?
12	Then we can, what, have repercussions?
13	ATTORNEY POHLMAN: They would -- I
14	would imagine that -- well the process is that a
15	Stop Work Order is what is usually issued then, and
16	it prevents work from going forward.
17	CHAIRMAN TIGHE: Mr. Sachs, you have
18	already agreed if there is any damage that you would
19	be responsible for it?
20	ATTORNEY SACHS: Well, we agreed that
21	we would perform an analysis, a vibration, you know,
22	as a result of any construction that is ongoing.
23	I mean, again, damage --
24	ELIZABETH PINELLA: How big is the
25	hole? How deep is the hole and how wide?

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1	They have to dig a really deep wide
2	hole to put an underground garage.
3	ATTORNEY SACHS: Again, Mr. Chairman,
4	if I could finish?
5	CHAIRMAN TIGHE: Yeah, go ahead.
6	ATTORNEY SACHS: Well, we've agreed
7	to, and it was one of the requests and I think
8	Mr. Pohlman has indicated that it was at one of the
9	earlier meetings, that we would do a vibration
10	analysis of anything -- any time we're doing
11	construction over there to ensure that there's no
12	damage to other houses.
13	CHAIRMAN TIGHE: Well, let me ask you
14	a question. When they built Townelake they had a
15	situation like this where they would do an impact
16	and some of the foundations got cracks in them and
17	the developer went and fixed them.
18	If that happens?
19	ATTORNEY SACHS: I can't commit to
20	that, Mr. Chairman, because I don't know if there's
21	a pre --
22	UNIDENTIFIED SPEAKER: Here we go.
23	ATTORNEY SACHS: Again, let me please,
24	finish, all right.
25	I can't commit to determining whether

1 or not my client caused that damage, or the damage
2 was a pre-existing problem, all right.

3 I have been doing this a long time and,
4 you know, that's always a gray area. But certainly,
5 you know...

6 CHAIRMAN TIGHE: Would you -- would
7 you agree to inspecting the immediate foundations in
8 case there is any vibration?

9 ATTORNEY SACHS: Yes, in conjunction
10 with the building officials in the Borough of
11 Sayreville.

12 So we're not going to undertake any
13 construction that is going to cause any problems on
14 any adjacent properties, and we'll coordinate that
15 with borough officials, which by the way, would
16 probably be standard anyway so.

17 CHAIRMAN TIGHE: Okay.

18 ELIZABETH PINELLA: All right. Well,
19 anyway, you guys let me know when I can not testify
20 or I mean when I can testify and give you my real
21 good opinion and not ask a question.

22 CHAIRMAN TIGHE: Yeah.

23 Ma'am, you're next.

24 MICHAEL CANN: Michael Cann, 12
25 Vincent Street, Parlin.

1 expected use of various rooms during various times
2 of the day and during various days of the week.

3 So I didn't give any traffic testimony.

4 Certainly my traffic engineer has testified at great
5 length at various hearings as to his findings, but
6 I'm not sure what your question is of me.

7 MICHAEL CANN: Is there any value of
8 this sheet I'm looking at.

9 ATTORNEY SACHS: Is there any value of
10 it?

11 MICHAEL CANN: Correct.

12 ATTORNEY SACHS: Well, I think the
13 value of it is indicating what the expected demand
14 would be for parking based upon those various uses.
15 And that was contained -- that was transcribed on
16 there based upon documentation prepared by the
17 mosque as to when they expect these rooms will be
18 utilized and what the expected number of attendees
19 was.

20 So all I gave was basically just a
21 summary of that report.

22 MICHAEL CANN: But you forwarded it as
23 information, not testimony.

24 ATTORNEY SACHS: It has been forwarded
25 as an exhibit for consideration by the board.

1 Mr. Sachs, I guess I have questions,
2 first, for you. And again, it will go back to a
3 previous question I had between commentary and
4 testimony of Mr. Sachs during his statements, what
5 and how we differentiate between the two; which
6 testimony do we take to be fact, your traffic
7 engineer, or your references to the form that use
8 the right terminology according to your
9 documentation provided in this evening's packaging
10 with the spreadsheet and the colors of the
11 utilization and traffic cars generated by site.

12 Which Parking Demand Table is how it's
13 listed. What is your testimony that the traffic
14 demand table has accurate counts, or is it your
15 traffic engineer's report of 5/17/24 and 1/17/25,
16 which is fact to be entered into evidence or
17 testimony?

18 ATTORNEY SACHS: Well, I didn't -- I
19 didn't give any traffic testimony. All I did was
20 give a recitation of a document and in summary form
21 that was submitted to the board which was "A Day in
22 the Life of a Masjid," which was a quarterly
23 breakdown, and then the detailed usage of the
24 room -- of the rooms in the facility, and then we
25 provided a spreadsheet which just indicates the

1 MICHAEL CANN: Although it represents
2 numbers substantially less than your traffic
3 engineer's report?

4 ATTORNEY SACHS: It represents numbers
5 based upon -- well, first of all, it's based upon
6 their experience in terms of what is happening at
7 the firehouse, and those numbers have been supported
8 by Mr. Stimmel.

9 MICHAEL CANN: Mr. Stimmel's report
10 shows essentially double the 83 daytime cars on a
11 Friday afternoon, 83 on this report versus 195 on
12 Mr. Stimmel's report from May 17th. And that
13 perhaps did not include any on-street parking at the
14 firehouse.

15 THE WITNESS: We did several
16 iterations of the traffic study for the board's
17 consideration.

18 We had initially counted traffic
19 volumes at the site driveways on a Friday afternoon
20 when the site was in operation at 216 Ernston Road.
21 We did an analysis based on that and submitted it to
22 the board.

23 The board asked us to include the
24 intersection of Ernston Road and Bordentown Road.
25 We did that.

1 There was concern about the fact that
2 the updated traffic counts were done when school was
3 out of session and it was merely a function of when
4 we received the comments and mobilized to do the
5 traffic counts. So we did updated traffic counts
6 when the school was back in session.

7 We counted the fire hall twice.

8 We analyzed several different
9 iterations of driveway operations and intersection
10 operations.

11 We accounted for future growth. We
12 tried to use the existing distribution between the
13 early and late services.

14 We tried to account for the fact that
15 we were going to provide additional parking through
16 the lift mechanisms, which have since been revised.

17 I think that's the report that you're
18 looking at.

19 MICHAEL CANN: Yes.

20 THE WITNESS: We had also been asked
21 to do an analysis for other peak times of the week.
22 Because the congregation is currently meeting at the
23 fire hall for Friday services we've got a pretty
24 good real-world idea of how many people are going to
25 those two services.

1 police traffic directors.

2 So we have done a lot of different
3 scenarios, and I think that's where the confusion
4 might be coming in here.

5 MICHAEL CANN: What is the average
6 time to exit the facility when you did the test at
7 the original facility, and how many cars actually
8 left the parking lot?

9 THE WITNESS: I haven't provided any
10 traffic -- I haven't provided any testimony about
11 that study from two years ago.

12 If you want, I can go look through my
13 notes, but the site cleared relatively efficiently
14 at the time. We had a video of the site operations
15 and my recollection is that it cleared in about
16 20 minutes.

17 MICHAEL CANN: Is that a recollection
18 or is that your testimony?

19 THE WITNESS: It's my testimony that
20 that's my recollection that I've previously provided
21 extensive testimony on that issue, but not during
22 tonight's hearing.

23 MICHAEL CANN: But not how many cars
24 left?

25 THE WITNESS: I previously provided

1 In terms of who is going to be using
2 the basketball court on Tuesday night, who is going
3 to be taking religious education on Saturday
4 afternoon, that's a little bit more of an estimation
5 based on how we think the site is going to be used.

6 We still believe the Friday service are
7 going to be the key. If you look at it using the
8 old projections, the movements at the driveways are
9 adequate. If you look at it based on the new
10 projections that were taken from the parking table
11 that you're referring to, the operations are again
12 going to be adequate.

13 I think the only thing that maybe
14 changes between the two is because we have
15 eliminated that lift parking there probably needs to
16 be a more even distribution between the first and
17 second service.

18 But consistently throughout, using the
19 different analyses that we have been requested to
20 do, we found that the levels of service have
21 generally been level of service D at the driveway,
22 no real change to the intersection of Ernston Road
23 and Bordentown Road. And there is an actual --
24 actually projected to be a slight improvement over
25 that level of service D at the driveways with the

1 extensive testimony about that, but not at tonight's
2 hearing.

3 MICHAEL CANN: What is the difference
4 between delay of service Level C and D?

5 THE WITNESS: Depending on the
6 situation it can be as much as 20 seconds, or it can
7 be as little as a fraction of a second.

8 Each of the levels of service provide a
9 range and if you are right on the border of going
10 from a C into a D, it could be a very minute
11 difference.

12 MICHAEL CANN: Is it your testimony
13 that there will be no bus on this property?

14 THE WITNESS: Yes, that's the
15 testimony from the applicant.

16 MICHAEL CANN: Parking, and when the
17 parking lot is full, police officers say you cannot
18 park here, and the first available parking spot is
19 Parkway Place, what prevents people from parking on
20 Parkway Place, Louis Street and Center Street, and
21 making a loop around to take another bite at the
22 entrance to the facility?

23 ATTORNEY SACHS: Mr. Chairman, in
24 terms of parking on residential streets we would
25 also agree to a condition that we will not have our

1 attendees parking on any residential street in the
2 vicinity.

3 That is certainly enforceable.

4 CHAIRMAN TIGHE: So it could be
5 residents have a permit to park there and
6 non-residents would be ticketed?

7 ATTORNEY SACHS: That could be one
8 scenario, all right, or certainly if we agree to a
9 condition in the resolution that there are vehicles
10 parking on the street and they're attending the
11 mosque, they're going to get ticketed. All right?

12 MICHAEL CANN: We don't want to do
13 that. That's poor neighbors. That's not what my
14 desire -- I don't think that's anybody's desire to
15 create animosity, which is what that creates. And
16 that's unfortunate because it's not what the intent
17 is, it's to want to be safe, get in and out of the
18 neighborhood safely, and not get into accidents.

19 I have been hit, I've lived -- I've
20 driven for 40 years in and out of the neighborhood.
21 It's very difficult.

22 Now is it my understanding the
23 testimony today offers that there will be no left
24 turns out of the mosque facility; is that what I
25 heard earlier? It's not represented on any of the

1 MICHAEL CANN: You say that they were
2 going to direct traffic in and out of the parking
3 lots based upon density and filled parking spots.

4 ATTORNEY SACHS: Well, I don't know
5 normal police protocol, but certainly they're going
6 to direct traffic at the intersection and they're
7 probably going to direct traffic that is on the
8 surface parking lot as they exit.

9 MICHAEL CANN: Which exit will they be
10 patrolling and policing?

11 ATTORNEY SACHS: Again, that's up to
12 the police department to determine.

13 MICHAEL CANN: Mr. Khan, I have
14 questions for you, if that's possible.

15 I believe that you've testified that
16 you've designed 15 mosques in New Jersey.
17 Magnificent.

18 Is this the largest?

19 ADNAN KHAN: No.

20 MICHAEL CANN: Would it benefit from a
21 walkway around the perimeter of the parking lot to
22 facilitate people walking from Parkway Place and/or
23 through Johnson's Lane to walk?

24 ADNAN KHAN: I didn't get it. Can you
25 repeat that question, please?

1 drawings.

2 THE WITNESS: There will be no left
3 turns out of the western driveway.

4 There is, I believe, signage shown on
5 the site plan that we agreed to provide additional
6 signage to reinforce that restriction, as well as
7 striping showing a right turn only.

8 MICHAEL CANN: How many parking spots
9 do you have in the setback that the variance will
10 request?

11 THE WITNESS: That's a question for
12 another witness.

13 MICHAEL CANN: Who pays for the
14 police?

15 ATTORNEY SACHS: What was the
16 question?

17 MICHAEL CANN: Who pays for the police
18 presence?

19 ATTORNEY SACHS: That would be paid by
20 the mosque.

21 MICHAEL CANN: Do they have authority
22 to interact on the property?

23 ATTORNEY SACHS: Do they have
24 authority to interact on the property in what
25 manner?

1 Repeat that question.

2 MICHAEL CANN: A walkway to not make
3 people walk across your exit would benefit, the
4 question if it would benefit?

5 I have an opinion, but would it not
6 benefit to have a walkway outside of the driveways
7 for families getting out and walking into your
8 facility.

9 ADNAN KHAN: Usually they are in the
10 driveway. I mean we are showing a driveway
11 connecting Ernston Road to the front door of the
12 mosque.

13 MICHAEL CANN: It's center?

14 ADNAN KHAN: It's center.

15 MICHAEL CANN: I would say little
16 offset.

17 ADNAN KHAN: Yeah, but I think it's
18 basically just pretty standard design practice, like
19 usually you'll see it in malls and small areas, like
20 that's pretty standard practice, engineering
21 practice.

22 So I don't see any issues with that.

23 MICHAEL CANN: Do your plantings in
24 the planting design on the drawings inhibit view up
25 and down Ernston Road when the traffic is moving at

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1	speed?
2	ADNAN KHAN: No.
3	MICHAEL CANN: Okay.
4	Let me just, one second to make sure I
5	got everything covered. I appreciate it, thank you.
6	ADNAN KHAN: Sure.
7	MICHAEL CANN: I guess I do have
8	another question, just it's your testimony that the
9	multipurpose room and the basketball court will not
10	be used as prayer overflow rooms when the 321 mats
11	are full?
12	ATTORNEY SACHS: Yes. And we've made
13	that commitment at prior hearings. We'll make that
14	commitment this evening.
15	The only facilities that will be used
16	for ritual activities for prayers will be in the
17	men's prayer hall and in the ladies' prayer hall.
18	MICHAEL CANN: There was testimony
19	earlier that the families attend the
20	2,300-square-foot facility now. Would those people
21	not qualify as doing other activities besides being
22	in the prayer hall at that time, and count for other
23	uses in those other rooms that you say are not being
24	used?
25	ATTORNEY SACHS: There will be no

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1	other activities occurring.
2	I have said it several times; there
3	will be no other activities occurring on the site
4	when the prayer is being conducted.
5	MICHAEL CANN: Okay. Thank you very
6	much.
7	ADNAN KHAN: And just I want to add,
8	like it's our religious practice that when the
9	prayer service is happening you are not allowed to
10	do anything else but to come into the prayer hall
11	and do your prayer. It's a religious practice
12	obligation.
13	MICHAEL CANN: Appreciate it. Thank
14	you.
15	CHAIRMAN TIGHE: Ma'am, do you still
16	want to speak.
17	SHARON RODAS: Hi. Sharon Rodas in
18	Sayreville. I'm just curious --
19	CHAIRMAN TIGHE: Where in Sayreville?
20	SHARON RODAS: Second Street.
21	CHAIRMAN TIGHE: Thank you.
22	SHARON RODAS: What is the purpose of
23	the planning board; is it to protect the
24	neighborhood, keep the neighborhood safe? Keep it
25	-- what is the planning board's function?

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1	ATTORNEY POHLMAN: Planning boards in
2	the State of New Jersey have a couple of roles
3	depending on what they're being asked to do.
4	When planning boards are hearing
5	applications they're sitting in a quasi-judicial
6	capacity, meaning that they're acting almost as a
7	judge and their job is to evaluate applications that
8	come before them and determine whether or not the
9	application satisfies the criteria for approval.
10	If the applicant is seeking any sort of
11	relief, whether it's a design waiver that you've
12	heard in this, which has a lower standard of sort of
13	being granted, I'll say that colloquially, counsel
14	may disagree with me. If that's met, the board must
15	also determine if there's a variance being sought,
16	whether or not the criteria for a variance is met,
17	and that involves balancing two different types of
18	criteria, the positive and negative criteria that
19	are offered by the applicant, that are offered by
20	the objectors, and information that is provided by
21	fact witnesses for everybody.
22	So the planning board when it's hearing
23	an application is not an advocate. It's very clear,
24	it's a judicial entity in a way, and its job is to
25	evaluate facts and apply those facts to the law and

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1	determine whether or not the application should be
2	granted. And if the application contains relief,
3	whether that relief should be granted.
4	Planning boards also serve in a context
5	of a more legislative capacity when they're
6	reviewing and developing a Master Plan.
7	And so there's times when they're not
8	acting as a judge or a court but they're acting
9	developing long-term planning for a municipality and
10	that is the Master Plan.
11	And then really the third rule that the
12	planning board plays is that a governing body will
13	-- the governing body and also once a year the
14	zoning board, will send to the planning board
15	ordinances for review and ask do these ordinances
16	comply with our Master Plan, do they comply with our
17	overall scope of land use planning for the
18	municipality.
19	So those are really the three -- the
20	three roles that under New Jersey State law a
21	planning board has.
22	SHARON RODAS: So nowhere under your
23	watch do you -- are, like, the watchful eye for
24	keeping the neighborhood safe?
25	ATTORNEY POHLMAN: Well, the safety --

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1	SHARON RODAS: Yeah.	
2	ATTORNEY POHLMAN: -- safety is the	
3	responsibility of the police --	
4	SHARON RODAS: I think --	
5	ATTORNEY POHLMAN: Ma'am, ma'am, ma'am.	
6	SHARON RODAS: -- basically what	
7	everybody is so concerned about --	
8	ATTORNEY POHLMAN: Ma'am, ma'am.	
9	SHARON RODAS: -- is traffic.	
10	ATTORNEY POHLMAN: I'll answer all	
11	your questions.	
12	Safety is the responsibility of the	
13	police department. Safety is the responsibility of	
14	the code enforcement department. Safety is the	
15	responsibility of the governing body who is your	
16	legislature who creates and adopts ordinances.	
17	This board's job is not to be an	
18	advocate. This board's job is to sit in an	
19	impartial manner, evaluate applications and	
20	determine whether or not the applicant has met the	
21	criteria to receive the relief that they're seeking.	
22	As far as having affirmative	
23	responsibilities, that falls to more of the	
24	administrative part of your municipal government,	
25	which are your different departments, the mayor's	

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1	going to commit to anything if anything happens to	
2	anybody's property.	
3	ATTORNEY SACHS: That's not what I	
4	said.	
5	CHAIRMAN TIGHE: I understand.	
6	ATTORNEY SACHS: And by the way, just	
7	so the member of the public is aware, we have to do	
8	geotechnical studies to determine what is under the	
9	ground.	
10	CHAIRMAN TIGHE: Before you dig.	
11	ATTORNEY SACHS: Correct.	
12	CHAIRMAN TIGHE: And that was part of	
13	your testimony before, and you agreed to do all of	
14	that?	
15	ATTORNEY SACHS: Yes.	
16	CHAIRMAN TIGHE: You also agreed that	
17	you'll do a vibration test and that you will look at	
18	the adjacent homes before you do anything?	
19	SHARON RODAS: When you dig that	
20	parking garage are you going to have to pump in	
21	pilings to support it?	
22	ADNAN KHAN: Not necessarily.	
23	Yeah, I mean usually there are specific	
24	requirements when you have to do piling. Based on	
25	the geotechnical investigation the type of the	

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1	office and the governing body.	
2	SHARON RODAS: In this town is there	
3	any other structure that has an underground parking	
4	facility?	
5	CHAIRMAN TIGHE: Not that I know of.	
6	SHARON RODAS: Okay. The man who	
7	designed 15 mosques have you designed an underground	
8	facility like this, this large?	
9	ADNAN KHAN: Actually, yes. We	
10	designed two levels of parking underground, not just	
11	one.	
12	SHARON RODAS: Where was that?	
13	ADNAN KHAN: Actually we're doing one	
14	in Jersey City.	
15	SHARON RODAS: In Jersey City?	
16	ADNAN KHAN: Yeah.	
17	SHARON RODAS: You don't know what's	
18	going to happen when you start digging that deeply	
19	into the ground in Sayreville.	
20	The whole surrounding area, we're	
21	surrounded by swamps and rivers. And you -- you	
22	don't know what's going to happen to the	
23	foundations, and that's the safety of people's	
24	houses.	
25	And I hear them saying they're not	

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1	results we get, it can be just simple slab footing.	
2	SHARON RODAS: Okay, thank you.	
3	CHAIRMAN TIGHE: You're welcome.	
4	Gentleman with the glasses.	
5	DREW WEINGARTH: Drew Weingarth,	
6	W-E-I-N-G-A-R-T-H, East Brunswick, New Jersey. But,	
7	as I have previously said, I grew up in the Parlin	
8	section of Old Bridge, specifically in Madison Park.	
9	In describing the planning board you	
10	forgot to say that the planning board has class	
11	while the zoning board is classless. Sorry.	
12	Is the planner returning to ask the	
13	planner questions? Since at the meeting six months	
14	ago the meeting was stopped at 11 o'clock and not	
15	everyone had the opportunity to ask the planner	
16	questions?	
17	ATTORNEY SACHS: I don't recall if	
18	that was the case, but there is a likelihood we'll	
19	have our planner come back.	
20	DREW WEINGARTH: Thank you very much.	
21	I can wait to ask planning questions for the	
22	planner.	
23	I do have questions for the traffic	
24	expert. We have asked this question in the past.	
25	You have said in doing your studies you have asked	

1 both the Borough of Sayreville and the Township of
2 Old Bridge if there are ongoing projects in the
3 area.

4 If our last meeting was six months ago
5 when was the last time you checked on that, and what
6 was the answer?

7 THE WITNESS: The last time I checked
8 was prior to the last hearing. The answer was that
9 there were no studies which would -- there were no
10 projects being developed in the area which would
11 impact our site frontage or adjacent intersection.

12 DREW WEINGARTH: So based on what you
13 just said, you said that would impact this
14 application?

15 THE WITNESS: Correct.

16 DREW WEINGARTH: Within this past six
17 months the Sayreville Planning Board has been very
18 busy hearing applications, leeway there is impact.

19 I believe this planning board has heard
20 possibilities or studies for the minimall on the
21 other side of Route 9 along Ernston Road under
22 possible redevelopment.

23 Are you -- so you're not aware of that?

24 THE WITNESS: I'm willing to take your
25 word for it. Like I said, I haven't asked the

1 application, but I don't know that adding traffic
2 from some of these redevelopments would make much of
3 a difference, you know, because, again, it's the
4 background.

5 DREW WEINGARTH: Thank you for that
6 very much.

7 You said from a previous public
8 question, that you have been at the firehouse to
9 observe.

10 How would you describe the parking lot
11 itself at the firehouse to the right-hand side where
12 the majority of the cars are parked?

13 THE WITNESS: I'm not sure what
14 you're asking.

15 DREW WEINGARTH: I'm sorry, it's my
16 fault for not asking the specific question.

17 Are there lined spaces for parking
18 spots at the firehouse?

19 THE WITNESS: This I had actually
20 mentioned before. There is some signs of striping,
21 but it's very faded.

22 DREW WEINGARTH: Thank you very much.

23 For hoping that people do not park,
24 again this is in the Parlin section of Old Bridge,
25 but for people who are not having the opportunity to

1 planning board in Sayreville or Old Bridge since
2 prior to the last meeting.

3 DREW WEINGARTH: Off of Jernee Mill
4 Road there is a potential cold storage facility
5 warehouse going up. That has also been in front of
6 this planning board. You're not familiar with that,
7 for trucks coming -- I mean, before you answer, I'm
8 sorry, the planning board's attorney recently said
9 that it's difficult especially for a county road
10 judging for other things coming on, which I realize.

11 I guess I'm asking you're not aware,
12 since you asked, of what I just asked.

13 THE WITNESS: We did a traffic study
14 we contacted the board's in Old Bridge and
15 Sayreville. At that time there was nothing which
16 would impact our analysis. We have done multiple
17 rounds of counts.

18 The other thing I would say is that
19 this is an impact analysis so if there is another
20 project which is developed and we add our traffic on
21 top of that, we're not looking at the absolute
22 volume of traffic, we're looking at the impact of
23 our site onto that.

24 And it's really a very limited extent
25 to that because this is the planning board

1 park within the firehouse never mind along
2 Cheesequake, there is a road that is perpendicular
3 to Cheesequake in Madison Park called Cornell. For
4 the record, all roads in Madison Park are named
5 after universities.

6 The roads along Cornell that's
7 perpendicular to Cheesequake is directly across from
8 -- it's diagonally across from the firehouse. There
9 are people who do park along Cornell to attend the
10 service at the firehouse. Well, again, I'm sorry,
11 it's not a specific question.

12 Well did you look at Cornell Road for
13 parking, for possible parking for the firehouse?

14 THE WITNESS: There was a gentleman
15 who came up before that had a similar question, I
16 think. We did not look at the parking across the
17 street.

18 When I observed the parking at the
19 firehouse there was still additional spaces
20 available between the lot adjacent to the firehouse
21 or the lot adjacent to the baseball field, so there
22 didn't seem to be a strong impetus for people to
23 park further away.

24 DREW WEINGARTH: Thank you very much.

25 This application is very unique

1 because Ernston Road is literally on the border.
 2 Yes, we have established it's a county road, but
 3 it's unique because it's on the border of the Parlin
 4 section of Sayreville and the Parlin section of
 5 Old Bridge.

6 So I really appreciate that Sayreville
 7 has a code enforcement and that they would be
 8 enforcing their rules for Sayreville.

9 What happens in the case when people --
 10 when the mosque on Ernston Road is built in which
 11 there's going to be possible violations for parking
 12 on the Old Bridge side? And I can -- I'll be more
 13 specific.

14 Old Bridge has been very nice to this
 15 mosque site, whether it was St. Bernadette's Church
 16 or the firehouse. So when they used to use
 17 Saint Bernadette's Church they would walk down
 18 Villanova and cross over Ernston Road. That still
 19 could be -- so you mentioned possible crosswalks.
 20 Is one of the crosswalks going to be going -- you
 21 mentioned the crosswalk from where Mr. Dee's, so to
 22 speak, was to cross over, you know, to cross over
 23 Bordentown Avenue.

24 Are you taking into consideration the
 25 Old Bridge side, where to cross from Villanova over

1 I just have a few questions for I guess
 2 Mr. Sachs. As someone else had also questioned, in
 3 pulling up a Google Maps overview of the site at
 4 3 Johnson Lane I can clearly count 19 spaces,
 5 parking spots.

6 Do you wish to modify your testimony?
 7 And I know the letter does state 22 spaces.

8 ATTORNEY SACHS: Well our lease is for
 9 22 spaces. I'm not going to necessarily rely upon a
 10 Google Map. I mean we may think it's pretty
 11 accurate, but unfortunately it's not.

12 We have a commitment for 22 spaces from
 13 this particular landlord.

14 JENNIFER EDWARDS: As it was mentioned
 15 people have gone in person and counted. So, I'm
 16 just saying, you can go and count. I can go and
 17 count.

18 ATTORNEY SACHS: Our lease is for
 19 about 22 spaces.

20 JENNIFER EDWARDS: So what are they
 21 going to do, pull out three more space somewhere
 22 that don't exist?

23 ATTORNEY SACHS: Well, we don't --
 24 well, all right, I'm not going to comment on the
 25 anecdotal evidence that you're providing.

1 to Ernston Road to attend this mosque?

2 THE WITNESS: Is the question if
 3 we've looked at adding a crosswalk across
 4 Ernston Road to get from Old Bridge to the site?

5 DREW WEINGARTH: Yes.

6 THE WITNESS: We had talked about it
 7 very preliminarily when the applicant was pursuing
 8 parking off-site, parking through St. Bernadette's
 9 Church. For whatever reason, and I don't know what
 10 that reason was, that never moved ahead so we
 11 abandoned the plan at that time to look at that
 12 crosswalk.

13 DREW WEINGARTH: Thank you.

14 I think I can hold off the rest for the
 15 planner.

16 I thank everyone for your time. And,
 17 Mr. Chairman, I hope your knee is doing better.

18 CHAIRMAN TIGHE: It is. Thank you
 19 very much.

20 Lady with the hand up.

21 It's getting on 10:30. We're out of
 22 here at 5 of 11.

23 JENNIFER EDWARDS: I'll be pretty
 24 quick. My name is Jennifer Edwards, 10 Vincent
 25 Street Parlin, New Jersey.

1 JENNIFER EDWARDS: Okay.

2 ATTORNEY SACHS: However, and I think
 3 our traffic engineer has testified to it, that we
 4 have more-than-adequate parking on our site to
 5 accommodate the Friday services.

6 The Johnson Lane spaces are only for
 7 overflow parking.

8 JENNIFER EDWARDS: I think it's kind
 9 of a clear testament to the fact that we know that
 10 parking isn't sufficient, but that's just my
 11 opinion.

12 Just a quick question. I don't know if
 13 this is for the planning board, I don't know who
 14 would actually answer this question. But parking at
 15 that site, is that use permitted?

16 Is there any kind of variance or
 17 anything required for that business to allow or to
 18 sublet their parking lot for this use?

19 ATTORNEY FISHER: Yeah, I mean there
 20 are parking spaces in a parking lot. They -- I
 21 don't think they need a variance to lease out their
 22 parking spaces.

23 JENNIFER EDWARDS: Okay, thank you.
 24 Thank you very much.

25 CHAIRMAN TIGHE: You're welcome.

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1	Next? Anybody else want to speak?	
2	Go ahead, ma'am.	
3	JANET COHEN: Hi, Janet Cohen, 8	
4	Brandeis in Parlin.	
5	My concern is parking as far as the	
6	firemen at the firehouse. Is there adequate spaces	
7	that they can respond to an emergency and park on	
8	Friday nights when everybody is parking at the	
9	firehouse and in the fields I usually see them	
10	parking.	
11	Because when they are coming to a fire	
12	they don't have time to be searching for an open	
13	spot. Are there places delegated where people	
14	coming to the mosque are not parking and leaving	
15	them open for them at all times?	
16	ATTORNEY POHLMAN: Ma'am, that's not	
17	really a question for this board because the purpose	
18	of this application would be for them to no longer	
19	be worshipping at the firehouse.	
20	So I don't believe there's been any	
21	testimony from the applicant that if this	
22	application was approved that there would be	
23	continued use of the parking lot at the firehouse.	
24	Is that correct, Mr. Sachs?	
25	ATTORNEY SACHS: That's correct.	

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1	JANET COHEN: So the safety of the	
2	people in the Parlin section that the fire company	
3	is currently covering --	
4	ATTORNEY POHLMAN: That would be a	
5	question for the fire department, ma'am.	
6	JANET COHEN: Okay.	
7	CHAIRMAN TIGHE: Anybody else have any	
8	questions?	
9	Ma'am, go ahead.	
10	CAROL ESPOSITO: Carol Esposito,	
11	6 Villanova Road. I just have two more questions.	
12	We keep talking about that there won't	
13	be any other activities going on during prayer	
14	services which are about 15, 20 minutes. But will	
15	there be activities leading up to and directly after	
16	the prayer services?	
17	ATTORNEY SACHS: Well, I think we've	
18	indicated on our chart the hours of those	
19	activities. And I don't believe the gym is open	
20	immediately afterwards. I think it opens up later	
21	on a Friday.	
22	So I don't think -- I think that's in	
23	the report that we provided to the board.	
24	CAROL ESPOSITO: So that's the gym,	
25	but what about the classrooms, the meeting rooms?	

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1	ATTORNEY SACHS: Well, the classrooms	
2	again -- the classrooms also have limited days and	
3	limited hours, and I don't think they would be --	
4	no, they don't conflict with the Friday prayer	
5	services.	
6	CAROL ESPOSITO: I don't mean just the	
7	Friday prayer services, I mean any day of the week	
8	prayer services. Are there any activities that	
9	would be happening directly before the prayer	
10	services or directly after the prayer services?	
11	ATTORNEY SACHS: Again, the limited	
12	attendance for the weekday prayer services,	
13	certainly the morning service there is no activity	
14	going on. The afternoon service has got even less	
15	attendance. But again --	
16	CAROL ESPOSITO: I'm not asking about	
17	attendance. Will there be activities prior to	
18	prayer services, after the prayer services?	
19	ATTORNEY SACHS: Yes, there will be	
20	activities prior and they will be after. However,	
21	based upon the report that was submitted, the	
22	operations manual that was submitted, they would not	
23	be interfering with attendees leaving the site for	
24	Friday afternoon services.	
25	CAROL ESPOSITO: Okay.	

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1	So my last question is where is the	
2	Sayreville musalla?	
3	ATTORNEY SACHS: Sorry?	
4	CAROL ESPOSITO: Sayreville musalla?	
5	Maybe I'm saying it wrong, M-U-S-A-L-L-A?	
6	ATTORNEY SACHS: We're not familiar	
7	with that term.	
8	ADNAN KHAN: Can you spell it?	
9	CAROL ESPOSITO: M-U-S-A-L-L-A.	
10	ADNAN KHAN: Musalla.	
11	CAROL ESPOSITO: Okay. Where is that?	
12	ADNAN KHAN: It is part of the prayer	
13	area. A small section usually like the, for	
14	example, the morning prayers, there's only 15 people	
15	or 20 people, instead of opening up the entire	
16	prayer area, a small section is opened up for those	
17	people to attend.	
18	CAROL ESPOSITO: So in March when	
19	you're inviting people to come at 3:00 a.m. on	
20	Instagram, 3:00 a.m., to come pray at 3:00 a.m.,	
21	where were they going to?	
22	ATTORNEY SACHS: First of all, I don't	
23	think there's any prayer occurring proposed here at	
24	3:00 a.m.	
25	I mean if I'm looking at the	

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1	February 15th earliest prayer is at 6:15.
2	CAROL ESPOSITO: I'm just going by
3	what's on Instagram.
4	ATTORNEY SACHS: Well, I guess that's
5	-- I guess what's on Instagram is binding but...
6	CAROL ESPOSITO: It's from the masjid
7	Instagram so.
8	ATTORNEY SACHS: Yeah, I don't know
9	what you're talking about, ma'am, but...
10	CAROL ESPOSITO: Okay. When it's
11	testimony, I'll bring pictures of that.
12	Okay, thank you.
13	CHAIRMAN TIGHE: Anybody else like to
14	speak?
15	Sir, come on up. It's twenty of.
16	MARK ORRE: How are you doing? Mark
17	Orre, I live in Madison Park.
18	(Stenographer clarification.)
19	MARK ORRE: Mark Orre, O-R-R-E.
20	I got to say I want you guys to build
21	your mosque, I really do, but where you're putting
22	it is really wrong.
23	Middlesex County is a huge place and
24	you're building on the worst road. They've chosen
25	to be the worst road in this entire Middlesex

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1	County.
2	Do you know how many roads are in
3	Middlesex County? Come on.
4	Anyway, my question to you is why are
5	you building on this site instead of going on
6	Route 35 where all your constituents, everybody can
7	pull up without any hassle, no traffic.
8	Fifty meetings, why?
9	Is it the price of the lot? What was
10	the reason?
11	You know, why don't you go on Route 35?
12	Route 9? There's plenty of room for you, and you
13	wouldn't need all this aggravation.
14	You've upset everybody from Sayreville
15	to Old Bridge.
16	CHAIRMAN TIGHE: Sir, do you have a
17	question?
18	MARK ORRE: Yes, I do. Why are you
19	choosing that lot in that spot?
20	ATTORNEY SACHS: I think we've
21	answered this question before. First of all, we own
22	the property. There had been a mosque operating
23	there before.
24	Certainly --
25	MARK ORRE: There was what there

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1	before?
2	ATTORNEY SACHS: A mosque operating
3	there before.
4	MARK ORRE: I didn't know that.
5	ATTORNEY SACHS: Yes.
6	MARK ORRE: But not a
7	40,000-square-foot huge monstrosity that doesn't
8	belong there.
9	ATTORNEY SACHS: Mr. Chairman, I'm not
10	sure I can really comment on a characterization.
11	MARK ORRE: Why? I'm just asking why
12	didn't you -- all right, you own the property, okay.
13	Why didn't you maybe go to Route 9?
14	Route 35? So much more accessibility than
15	Ernston Road. Are you kidding me?
16	Build some houses there. You don't
17	need a mosque there. Build a house on Route 35.
18	All these people --
19	CHAIRMAN TIGHE: This isn't a
20	question. You know, you can't grandstand. You have
21	to ask a question.
22	MARK ORRE: I asked a question; he
23	didn't answer it.
24	ATTORNEY SACHS: I answered it.
25	CHAIRMAN TIGHE: They own the property,

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1	they can seek relief to do what they want with it.
2	Just because you don't like it doesn't make it
3	right.
4	MARK ORRE: Well, it's not that we
5	don't like it, look how many families you're
6	upsetting over this, and for -- believe me, I want
7	you to build a mosque and you deserve to build a
8	mosque, but let's be reasonable here, you know, this
9	is crazy.
10	Look at what -- people are going to die
11	on that road, crossing the streets, Bordentown
12	Avenue.
13	That's all I got to say. I mean, think
14	about it.
15	CHAIRMAN TIGHE: Anybody else have any
16	questions?
17	Anybody else have any questions?
18	Make a motion to close the public
19	portion.
20	MEMBER LAHRMAN: Second.
21	CHAIRMAN TIGHE: All in favor?
22	MEMBERS IN UNISON: Aye.
23	SECRETARY MAGNANI: Opposed?
24	CHAIRMAN TIGHE: Opposed?
25	All right, May 7th?

1 ATTORNEY SACHS: Yeah, Mr. Chairman, I
2 think that was the date we discussed.

3 Yeah, May 7th is acceptable.

4 CHAIRMAN TIGHE: All right. Don't
5 leave because I want you to all hear this. May 7th
6 is going to be the next. If you have any questions
7 or if you have any --

8 ATTORNEY FISHER: Any exhibits you
9 would like to bring in and have them put on the
10 record.

11 CHAIRMAN TIGHE: You could be sworn in
12 and testify next time. You can come back up and
13 just give your comments. But we will start at 7:30
14 and we'll go until 11 again.

15 A MEMBER OF THE AUDIENCE: Is it going
16 to be just for the parking and things, or is it
17 going to be general, any issues?

18 CHAIRMAN TIGHE: Wait, wait. Come up,
19 I can't hear you.

20 A MEMBER OF THE AUDIENCE: Is it going
21 to be just going over the parking, or is it going to
22 be --

23 CHAIRMAN TIGHE: Anything.

24 A MEMBER OF THE AUDIENCE: -- any
25 other --

1 CHAIRMAN TIGHE: Anything.

2 A MEMBER OF THE AUDIENCE: Okay.

3 CHAIRMAN TIGHE: Anything that you
4 have, if you have an exhibit that you want to place
5 in. You get sworn in. If you just have a comment,
6 we'll just take your comment.

7 A MEMBER OF THE AUDIENCE: Okay.

8 CHAIRMAN TIGHE: And I would like to
9 thank the public on both sides of this issue. It's
10 not an easy thing to do, but you have been very,
11 very cooperative and I would like to thank you all
12 for doing that.

13 ATTORNEY SACHS: Mr. Chairman, before
14 you leave, I also, I think I mentioned before, I
15 reserve my right to have my planner testify at the
16 next hearing, which would be very brief but --

17 CHAIRMAN TIGHE: Okay.

18 ATTORNEY SACHS: -- at that point he
19 certainly is subject to questioning and then you
20 could make whatever public comment.

21 CHAIRMAN TIGHE: You can close so we
22 don't have any problem. We'll open up with him in
23 the beginning.

24 ATTORNEY SACHS: Thank you.

25 CHAIRMAN TIGHE: All right. Everybody

1 knows you're on. We're not going to renotece.

2 SECRETARY MAGNANI: So this will be
3 May 7th at this location.

4 ATTORNEY SACHS: Yes.

5 SECRETARY MAGNANI: Okay.

6 CHAIRMAN TIGHE: Okay?

7 Thank you very much for your
8 cooperation. Thank you to the board.

9 SECRETARY MAGNANI: Can I get a motion
10 to close -- to adjourn?

11 CHAIRMAN TIGHE: Make a motion to
12 close.

13 COUNCILMAN ZEBROWSKI: Second.

14 SECRETARY MAGNANI: All in favor?

15 CHAIRMAN TIGHE: All in favor?

16 BOARD MEMBERS IN UNISON: Aye.

17 SECRETARY MAGNANI: Thank you.

18 CHAIRMAN TIGHE: Any opposed? The
19 ayes have it.

20 - - -

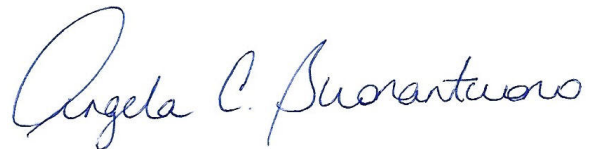
21 (Whereupon, the application is
22 adjourned.)

23 - - -

24 (Time noted, 10:45 p.m.)

25 - - -

1 C E R T I F I C A T E



2
3 I, ANGELA C. BUONANTUONO, a Notary Public
4 and Certified Court Reporter of the State of New
5 Jersey and Registered Professional Reporter, do
6 hereby certify that prior to the commencement, the
7 witness was duly sworn to testify the truth, the
8 whole truth and nothing but the truth.

9 I DO FURTHER CERTIFY that the foregoing is a
10 true and accurate transcript of the proceeding as
11 taken stenographically by and before me at the time,
12 place and on the date hereinbefore set forth.

13 I DO FURTHER CERTIFY that I am neither a
14 relative, nor employee, nor attorney, nor counsel of
15 any of the parties to this action, and that I am
16 neither a relative, nor employee of such attorney or
17 counsel, and that I am not financially interested in
18 the action.

19

20

21

22

23 Angela C. Buonantuono, CCR, RPR, CLR
24 NJ License No. 30XI00233100
25 Notary Public Commission No. 50014616

25 Dated: April 30, 2025

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