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DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME



BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
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LAURA J. NEUMANN, PE, PP  
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ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME  
KEITH CHIARAVALLA, PE, CME

**MEMO TO: Borough of Sayreville Planning Board**

**FROM: Jay B. Cornell, P.E., Borough Engineer's Office** *JBC*

**DATE: February 21, 2024**

**SUBJECT: Masjid Sadar – Community Center / House of Worship Site Plan  
Block 444.04, Lot 23, 24, 25 and 28  
Our File No. PSAP0444.04**

In accordance with your authorization, our office has reviewed the revised major site plan submitted for the above referenced project as prepared by AWZ Engineering, Inc. and dated February 4, 2022 and last revised October 25, 2023 and offer the following comments:

1. The subject application was recently determined to be complete by the Board's Technical Review Committee. We would refer to the report of the Board Planner for his review of the variances, conformance schedule, and zoning ordinance associated with this project.
2. The subject property is located in a R-7 residential zone and consists of a 2.49 acre parcel known as Block 444.04, Lots 23, 24, 25 and 28 located on the northbound side of Ernston Road between Parkway Place and Center Avenue. Lot 23 previously contained a 2 ½ story single family dwelling that was converted to an Attorney's office and a 1 story garage that was converted into an apartment. In addition the property contained a 23 space parking lot that was utilized for the office/apartment use as well as for off-street parking for a medical office located across the street on the south side of Ernston Road in Old Bridge. Lot 24 contains a 2 ½ story single family dwelling with a detached garage. Lot 25 contains a 2 ½ story single family dwelling with an attached garage. Lot 28 is vacant.
3. In terms of background, there is a history to the development of the Lot 23 portion of the property. In 1967 the Zoning Board granted a variance to allow the original 2 ½ story single family dwelling to be converted into a combination office and residential use. The first floor was to be utilized for medical use and the second floor was to be utilized for residential use. That approval also allowed for the parking lot on the property to be utilized for overflow parking by the medical office located at 318 Ernston Road in Old Bridge. A copy of the Resolution of Approval for this application is attached for the information of the Board.

In 1975 the Zoning Board granted an additional variance for the property to allow the 1 story garage to be utilized as an apartment. A copy of the Resolution of Approval for this application is attached for the information of the Board.



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In 1992 the Zoning Board granted use variance approval to allow for the medical office/residential dwelling to be converted into an Attorney's office. This approval did place restrictions on the hours of operation of this office. A copy of the Approval for this application is attached for the information of the Board.

4. The current application before the Board proposes the demolition of all existing structures and the construction of a three (3) story, 44,391 sf House of Worship. The proposed use will contain ladies and gentlemen's prayer rooms, a gymnasium, ladies and gentlemen's exercise areas, classrooms, a multi-purpose hall, boys and girls activity halls, a kitchen and a cafeteria. A below grade parking area for sixty-four (64) vehicles is also proposed beneath the proposed building. In addition, a forty-five (45) space parking lot and associated site and infrastructure improvements are also proposed.
5. The subject application is before the Board as a result of ongoing litigation with the Borough concerning the conversion of the previous uses on the property to a House of Worship.

After the property was purchased in 2021 changes to the use of the property were made by the new Owner without obtaining the necessary approvals from the Borough. This resulted in complaints being filed with the Borough from surrounding residential properties. Based upon these complaints violation notices were issued by the Borough. As a result of the violation notices issued by the Borough this matter has been in litigation. As a result of this litigation, the House of Worship use on the property was ordered to be ceased.

6. A House of Worship is a conditionally permitted use in a R-7 Zone based on Borough Ordinance.

Since the original application for the development of this property required variances, the project was initially submitted to the Zoning Board for use variance approval. However, as a result of plan revisions made by the Applicant, it has been determined that the conditional use parameters of Borough Ordinance have been satisfied so the application is now before the Planning Board.



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7. Our office previously met with the Applicant and the Applicant's Attorney and Engineer in order to review our "technical" concerns relative to this project.

At that time, a nine (9) page list of engineering related items was provided for further review.

Since that time, we have been provided with revised plans and reports which have addressed some of the previously outstanding items.

8. Our office has prepared the attached updated "Technical Engineering Review" based on the revised plans submitted. The comments contained in this review should be addressed in further detail by the Applicant's Engineer.

At this time, it would be the recommendation of our office that any action taken by the Board on the subject application be contingent upon the resolution of the aforementioned items.

Should you have any questions concerning this matter, please do not hesitate to contact this office.

JBC/blr

cc: All Board Members  
Lawrence Sachs, Esq.  
AWZ Engineering Inc.

R2/000

RESOLUTION CONFIRMING VARIANCE

WHEREAS, application for a variance by the within named applicant covering the within named property to permit the variance indicated has heretofore been duly considered and approved by the local Board of Adjustment, as will more fully appear by resolution adopted by said Board, a copy of which is annexed hereto and made a part hereof;

NAME OF APPLICANT: Dr. S. J. & Lillian M. Ambrosio

PROPERTY AFFECTED: Lot 23, Block 444D

VARIANCE REQUESTED: Convert the building from a one family dwelling to a business professional office and one dwelling with parking lot on the premises for use of the building and for parking for the applicant's office at 318 Ernston Road, Madison Township, N. J.

WHEREAS, the Governing Body has duly considered the matter and has determined that the best interests of the Borough may be served by ratifying and confirming said variance;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

1. That the action of the Board of Adjustment in granting said variance is hereby ratified and confirmed subject to all the terms and conditions recited in said Board's resolution annexed hereto.

2. That the proper Borough officials be and they are hereby authorized and directed to execute any and all instruments necessary to effectuate and consummate this transaction.

/s/ Edward J. Dusko

Approved:

/s/ Edward F. Fielek  
Mayor

I, Thomas E. Pawelek, Borough Clerk of the Borough of Sayreville, do hereby certify that this foregoing is a true copy of a resolution adopted at a meeting of the Mayor and Borough Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
Thomas E. Pawelek  
Borough Clerk

MIN - 7/19/6

# RESOLUTION

WHEREAS, Dr. Severino J. & Lillian M. Ambrosio, 318 Ernston Rd.  
Madison Twp., N.J.  
Appellant, ..... has applied  
to the Board of Adjustment of the Borough of Sayreville, for permission to

Convert the building from a one family dwelling to a business professional office and one dwelling with parking lot on the premises for use of the building and for parking for the applicant's office at 318 Ernston Rd., Madison Twp., N. J.

at premises in the Borough of Sayreville known as Lot 23, Block 444D,  
situated on the north side of  
Ernston Road, which premises are in  
R-7 Zone; and

WHEREAS, Appellant has complied with all jurisdictional requirements necessary to prosecute this appeal; and

WHEREAS, the Board, after carefully considering the evidence presented by Appellant and of the adjoining property owners and general public, has made the following factual findings:

1. There were no objectors to the application
2. The proposed parking lot will be hard surfaced and will hold 26 cars

WHEREAS, the Board has determined that the relief requested by Appellants (can ~~cannot~~ be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and

Zoning Ordinance of the Borough of Sayreville, for the following reasons:

The premises will not change the pattern presently existing in the area.

AND WHEREAS, the following statutory purposes will ~~(will not)~~ be advanced by the granting of such variance:

The general welfare of the community will be advanced by permitting the use to alleviate traffic congestion on Ernston Road.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Sayreville pursuant to its powers, R.S. 40:55-39 (d), on this 12th day of July 19 67, that approval of the application of Severino J. & Lillian M. Ambrosio

be ~~(approved)~~ (recommended) to the Governing Body of the Borough of Sayreville, subject however, to the following conditions:

1. That the first floor of the existing building be restricted to medial lab technician or medical doctor use
2. That the second floor of the existing building be used for residential purposes
3. Proposed sign to be reduced in size to an area of two feet by three feet and relocated to the western corner with a five foot setback
4. Elimination of island at entrance to proposed parking lot

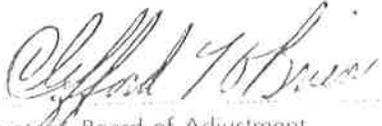
## ROLL CALL VOTE

THOSE IN FAVOR

Day, O'Brien, Jolly, O'Neill

THOSE OPPOSED

I certify the foregoing to be a true copy of resolution adopted by the Board of Adjustment at its regular meeting held July 12, 1967

  
Secretary, Board of Adjustment

# RESOLUTION

WHEREAS, Severino J. and Lillian M. Ambrosio

318 Ernston Road, Parlin, New Jersey

Appellant, has applied to the Zoning Board of Adjustment of the Borough of Sayreville, for permission to:

Convert an existing garage into a one bedroom apartment, with no exterior construction

at premises know as Lot 23, Block 444D, ~~side of~~ ~~XXXX~~

situated on the northerly side of Ernston Road which

premises are in R-7 (residential)

Zone and,

WHEREAS, Appellant has complied with all jurisdictional requirements necessary to proceed with this appeal and,

WHEREAS, the Board, after carefully considering the evidence presented by Appellant and of the adjoining property owners and general public, has made the following factual findings:

1. The applicants have held title to the premises for approximately eight years
2. The premises are located in an R-7 residential zone
3. The proposed dwelling will be used as an apartment for applicant's son
4. There is sufficient parking on the premises
5. There will be no enlargement of the existing structure
6. There were no objectors present

WHEREAS, the Board has determined that the relief requested by Appellant Severino J. & Lillian M. Ambrosio be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Sayreville for the following reasons:

The proposed conversion will not be detrimental upon the established characteristics of the surrounding area and will not deter from the aesthetic value of the area.

*Handwritten signature/initials*

RESOLUTION CONFIRMING VARIANCE

WHEREAS, application for a variance by the within-named applicant covering the within-named property to permit the variance indicated has heretofore been duly considered and approved by the local Board of Adjustment, as will more fully appear by resolution adopted by said Board, a copy of which is annexed hereto and made a part hereof

NAME OF APPLICANT: Severino J. & Lillian M. Ambrosio  
PROPERTY AFFECTED: Lot 23, Block 444D  
Northerly side of Eraston Road  
VARIANCE REQUESTED: Permission to convert an existing garage into a one-bedroom apartment with no exterior construction

WHEREAS, the Governing body has duly considered the matter and has determined that the best interests of the Borough may be served by ratifying and confirming said variance;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

1. That the action of the Board of Adjustment in granting said variance is hereby ratified and confirmed subject to all the terms and conditions recited in said Board's resolution annexed hereto.
2. That the proper Borough officials be and they are hereby authorized and directed to execute any and all instruments necessary to effectuate and consummate this transaction.

/s/ Thomas R. Kuberski

Thomas R. Kuberski

Approved:

/s/ John E. Czernikowski

John E. Czernikowski, Mayor

*Mary J. ...* Borough Clerk of the Borough of Sayreville, do hereby certify that the foregoing is a true copy of a resolution adopted at a regular meeting of the Mayor and Borough Council held on the 5<sup>th</sup> day of March 19 15  
Mary J. ...  
Borough Clerk

NOW THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Sayreville pursuant to its powers N.J.S.A. 40:55-39 on this 11th day of February 1975, that approval of the appeal of Severino J. and Lillian M. Ambrosio is hereby recommended to the Governing Body of the Borough of Sayreville subject to the following conditions:

1. That the dwelling shall revert back to a garage when the applicant's son moves out or applicant must reappear before the Board.

The above Resolution was moved by A. Markovich  
and Seconded by E. Gan  
and on roll call vote

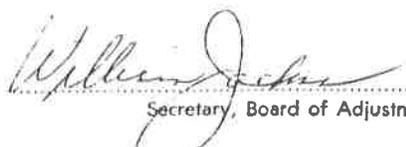
THOSE IN FAVOR

E. Gan  
W. Jackson  
A. Markovich  
C. O'Brien  
J. Thelle

THOSE OPPOSED

None

I certify the foregoing to be a true copy of resolution adopted by the Zoning Board of Adjustment of the Borough of Sayreville at its meeting on February 11, 1975

  
Secretary, Board of Adjustment

**RESOLUTION**  
**SAYREVILLE ZONING BOARD OF ADJUSTMENT**

**WHEREAS,** JOSEPH AMBROSIO is a tenant of a parcel of property designated as Block 444.04, Lot 23, on the Tax Map of the Borough of Sayreville which is more commonly known as 216 Ernston Road; and

**WHEREAS,** after obtaining permission of the owners, Severino J. Ambrosio and Lillian M. Ambrosio, the applicant has applied to the Sayreville Zoning Board of Adjustment for a use and bulk variance to use the premises as a professional legal office in accordance with a plat entitled, "Variance Plan for Joseph Ambrosio (Block 444.04, Lot 23) Situated in the Borough of Sayreville, County of Middlesex, N.J.", by James E. Cleary & Associates, Inc. dated July 20, 1992; and

**WHEREAS,** the Sayreville Zoning Board of Adjustment has received and reviewed the reports of the Board Engineer dated August 26, 1992, and the Board Planner dated August 20, 1992 and August 26, 1992, and all applicable Borough Ordinances have been met;

**NOW THEREFORE, BE IT RESOLVED,** that the Sayreville Zoning Board of Adjustment finds through the testimony presented at a public hearing held on August 26, 1992 that:

1. The lot is in a R-7 zone.
2. The Borough Master Plan recommends the site for single family development.
3. The applicant proposes no changes to the existing bulk conditions of the site.

4. A use variance was approved on July 12, 1967 allowing the first floor of the existing building to be restricted to a medical lab technician or medical doctor use and the second floor of the existing building to be used for residential purposes.

5. A use variance was approved on February 11, 1975 to convert the existing freestanding garage to a second dwelling for the owner's son, provided the dwelling reverts back to a garage when the son moves out.

5. As the building had never been used as a medical technician's lab or a medical doctor's office, the use was abandoned.

6. The northwest side of the site contains a twenty three space paved parking lot that is used for the owner's medical practice located across Ernston Road in Old Bridge Township, Block 5000.17, Lot 34.

7. As a law office, there will be a less intensive use than the previously granted use variances and the site will be more in line with the zoning requirements of the area. The entire building would be used as a legal professional office.

8. The parking for the area for both this lot and the lot in Old Bridge have been used for over twenty years. Within a 500' radius, there are 95 single family residences, 1 two family residence, 1 professional office, and 1 vacant lot.

9. With the parking lot next to the building, the lot is suited for a professional office use.

10. The area immediately to the west, that is in Old Bridge Township, has more of a mixed use than the Sayreville side of Ernston Road.

For all reasons set forth above it is therefore

**RESOLVED** by the Sayreville Zoning Board of Adjustment on this 26th day of August 1992, that the use and bulk variance application of Joseph Ambrosio be and is hereby granted for a legal professional office in accordance with the aforementioned application subject to the following:

1. The bulk variance for the sign will be granted. The lighting of the sign is to be at a 45° angle. There shall be no glare for the light onto the road. If the light is on a timer, it is to shut off no later than 10:00 p.m.

2. Office hours will be limited to 9:00 p.m.

3. An easement as to parking is to be submitted to the Board attorney for approval and subsequently filed in the Middlesex County Clerk's Office.

4. There is to be adequate safeguards in the parking area as a safety measure to protect the residents on either side of the parking area, such as curbing, guardrails, or anchored concrete wheel stops.

5. The applicant is required to submit landscaping plans to the Board Planner.

6. Approval is granted subject to all relevant ordinances and approval from the relevant governmental agencies.

The above Resolution was moved by ROBERT WAITT and seconded by MICHAEL SIMKO and on a roll call vote:

THOSE IN FAVOR: William Amaczi, Dennis Grobelny, Thomas Kuczynski, Michael Simko, Frank Bella, Robert Waitt, Richard Brauchle

THOSE OPPOSED :

THOSE ABSTAINED:

I certify the foregoing to be a true copy of the resolution adopted by the Sayreville Zoning Board of Adjustment at its meeting of September 9, 1992.



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DANIEL VOLOSIN  
Secretary, Board of Adjustment



**BOROUGH OF SAYREVILLE  
MASJID SADAR – COMMUNITY CENTER/HOUSE OF WORSHIP  
SITE PLAN**

**- UPDATED TECHNICAL ENGINEERING REVIEW -**

Our File No.: PSAP0444.04/600.01

**A. SITE GRADING & GENERAL COMMENTS**

1. Based on the architectural plans provided the proposed 44,391 sf building is to contain a number of uses as noted below:
  - a. First Floor (13,460 sf)\*
    - i. Gents Prayer Hall #1 (5,057 sf)
    - ii. Gents Prayer Hall #2 (3,332 sf)
    - iii. Basketball Court (7,703 sf)
    - iv. Men's Exercise Area (1,109 sf)
    - v. Locker Rooms (213 sf)
    - vi. Media Room (130 sf)
    - vii. Check In Area (111 sf)
    - viii. Lobby (1,635 sf)
    - ix. Shoe Rack Rooms (210 sf)
    - x. Male Ablution Room (220 sf)
    - xi. Kitchen (682 sf)
    - xii. Various Bathrooms and Storage Areas
  - b. Second Floor (21,734 sf)\*
    - i. Ladies Prayer Hall (1,561 sf)
    - ii. Multi-Purpose Hall (2,658 sf)
    - iii. Ladies Exercise Hall (1,340 sf)
    - iv. Locker Room (200 sf)
    - v. Ladies Ablution Room (158 sf)
    - vi. Five (5) Classrooms (1,308 sf)
    - vii. Dry Kitchen (138 sf)
    - viii. Various Bathrooms and Storage Areas
  - c. Third Floor (9,197 sf)\*
    - i. Boys Youth Activity Hall (1,733 sf)
    - ii. Girls Youth Activity Hall (1,808 sf)
    - iii. Two (2) Offices (540 sf)
    - iv. Cafeteria (688 sf)
    - v. Dry Kitchen (194 sf)
    - vi. Storage Rooms (661 sf)
    - vii. Various Bathrooms and Storage Areas



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- d. Basement (24,426 sf)\*
  - i. Sixty-Four (64) parking spaces
  - ii. Kitchen (286 sf)
  - iii. Funeral Body Preparation Room (236 sf)
  - iv. Various Utility and Storage Rooms
  
- e. Minaret (139 sf)\*

\* The Applicant's Architect should further review the floor level square footage figures noted on the plans since the individual square footage figures noted above do not equate with those totals.

The Applicant should provide specific information relative to the proposed building uses noted above such as hours of operation, classroom use, office use, gymnasium use, multi-purpose hall use, number of employees, etc.

2. The Applicant will be required to obtain the following governmental approvals necessary to implement this project:
  - a. Middlesex County Planning Board,
  - b. NJDEP Treatment Works Approval,
  - c. NJDEP Bureau of Safe Drinking Water,
  - d. NJDEP – Wetlands Letter of Interpretation,
  - e. NJPDES – Construction Activity Stormwater Discharge Authorization,
  - f. Borough of Sayreville – Soil Erosion and Sediment Control Plan Certification,
  - g. Borough of Sayreville – Soil Removal or Fill Placement Permit,
  - h. Borough of Sayreville – Tree Removal Permit.
  
3. Our office would defer to the report of the Board Planner for his review of the Zoning Ordinance requirements for this project.
  
4. The Applicant should arrange with all applicable utility companies for the installation of their underground supply lines and service connections. A written instrument from each serving utility company should be provided to our office.
  
5. Our office has previously raised questions relative to any types of outdoor activities / events that would be taking place at the site and the potential noise impacts from these activities/events of the adjacent residential properties. The Applicant has revised the Environmental Impact Study to indicate there will not be any outdoor activities/events taking place on the property outside of the building. The Applicant should confirm this for the information of the Board.



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6. In accordance with the Borough Ordinance, all lawn and landscaped areas shall be graded to provide a minimum slope of two (2%) percent. A number of lawn and/or landscaped areas throughout the site do not satisfy this requirement and should be revised.
7. A deed of lot consolidation should be filed for the project. The new block and lot number should be obtained from the Borough Tax Assessor.
8. A soils report which demonstrates the ability of the site soils to support the proposed structure should be provided. The manner in which potential groundwater issues will be addressed as well as the need for special foundation support measures should also be further reviewed.
9. Since there will be excess soil material on the site from the excavation of the proposed basement area, the possible use of this material to create landscaped berms in the buffer areas should be further reviewed.
10. The aesthetics of the proposed building to be constructed should be reviewed by the Board.

**B. SANITARY SEWER SYSTEM**

1. The Sanitary Sewer Analysis Report should be revised to include calculations that demonstrate the adequacy of the existing sanitary sewer downstream of the proposed site improvements to accept the increased sewage flows. The calculations should include wastewater flow quantities from all existing development that is tributary to the downstream system.
2. The sanitary sewer flow calculations provided in the report and on plan sheet C-07 should be revised to include separate sewer demand from all the additional individual uses indicated on the architectural plans and in the parking analysis table (gymnasium, exercise rooms, kitchen, cafeteria, and youth activity rooms).

**C. WATER DISTRIBUTION SYSTEM**

1. A Water Demand Analysis Report should be revised to include needed fire flow (NFF) calculations for the proposed building. The needed fire flow calculations shall conform to the Insurance Services Office (ISO) standard, Fire Suppression Rating Schedule, or per AWWA M31, "Manual of Water Supply Practices-Distribution System Requirements for Fire Protection", ISO method on pages 3-9. Accordingly, a hydrant flow test shall be required in order to verify that the simultaneous NFF and



maximum domestic flows are available from the Borough water distribution system at a minimum 20 psig residual pressure.

2. The water demand calculations provided in the report should be revised to include separate water demand from all the additional individual uses indicated on the architectural plans and in the parking analysis table (gymnasium, exercise rooms, kitchen, cafeteria, and youth activity rooms).

**D. STORM SEWER SYSTEM**

1. The proposed development will disturb approximately 2.49 acres of land and, in accordance with the Borough Stormwater Control Ordinance, any development that disturbs one (1) or more acres of land is classified as a major development. Major developments should meet the erosion control, green infrastructure, groundwater recharge, stormwater quantity and stormwater quality standards contained in the Ordinance.
2. The proposed Kraken Filter by Contech, LLC. has not been certified by the NJDEP as a green infrastructure MTD and cannot be used to meet water quality treatment for the project. The stormwater management design should be revised accordingly.
3. A subsurface soils investigation report should be submitted for the project.
4. The Stormwater Report should be revised to include a capacity analysis for the existing storm sewer pipe in Ernston Road for at least two pipe reaches downstream from the connection point to verify adequate capacity.
5. In accordance with BMP Manual guidelines, the drain time of detention basins should be computed. The basins should be fully empty within 72 hours. The soil investigations must be performed to determine the permeability and seasonal high-water table (SHWT) at the location of the infiltration basin. The drain time calculations of the infiltration basin must be shown in a hydrograph.
6. The proposed aboveground detention basin is not listed as a green infrastructure BMP for water quantity, water quality, or groundwater recharge. The stormwater management design should be revised accordingly.
7. The manner in which stormwater runoff from the basement parking area will be addressed should be further reviewed. Some additional trench drains may be needed to handle this flow.



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**E. LANDSCAPING AND LIGHTING**

1. In accordance with the Borough Ordinance, where a non-residential use abuts any residential use or residentially zone lot, a fifty (50') foot wide landscaped buffer should be provided. Although the required 50' buffer area has been provided, the need for additional plantings should be further reviewed.
2. The visibility of the proposed building from the adjacent residential properties should be further reviewed. Cross section views from the residential properties to the proposed building should be provided. Additional measures to screen the building should be further reviewed.

**F. PARKING LOT IMPROVEMENTS AND MISCELLANEOUS**

1. In accordance with the Borough Ordinance, no onsite parking spaces shall be located in a front yard setback area. A number of proposed onsite parking spaces are located within the front yard setback area. The Applicant is requesting a waiver for this item.
2. In accordance with the Borough Ordinance, sidewalks should be provided between all parking areas and buildings, along access driveways and aisles, and wherever pedestrian traffic will occur. The proposed site plan does not satisfy this requirement. The Applicant is requesting a waiver for this item.
3. The need for a sidewalk connection between Ernston Road and the proposed building should be further reviewed. Our office would recommend this connection in order to help minimize pedestrian traffic in the parking lot.
4. In accordance with the Borough Ordinance, all parking areas shall be provided with durable curbing and planted islands. The proposed head to head parking spaces do not meet this requirement. The Applicant is requesting a waiver for this item.
5. In accordance with Borough Ordinance requirements for non-residential buildings, one (1) off-street loading space shall be provided for the 1<sup>st</sup> 25,000 sf of building area and one (1) additional loading space shall be provided for each additional 15,000 sf of building area. Each loading space should be 12 ft. wide by 50 ft. long. The Applicant is requesting a waiver for this item.



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6. In accordance with the Borough Ordinance, where a driveway serves as an entrance to a land development providing one hundred (100) or more parking spaces, a two hundred (200') foot long deceleration lane shall be provided for traffic turning right into the driveway from the road. It should be noted that this requirement was discussed with Middlesex County and they have indicated that they do not want this deceleration lane to be constructed. The Applicant is requesting a waiver for this item.
7. Our office will defer to the Borough Fire official for the review and approval of the fire truck design vehicle and the circulation turning paths for same, as indicated on the Traffic Circulation Plan.
8. The required driveway sight triangles should be provided on the Landscape Plan. It appears that a significant number of trees and shrubs are proposed to be located within the required sight triangles, which should be further reviewed and revised as required.

**G. TRAFFIC**

1. Ernston Road is a roadway governed by Middlesex County so the County would have jurisdiction for any roadway widening and traffic related improvements along the frontage of the property and the adjacent Bordentown Avenue/Ernston Road intersection. The Applicant's Engineer should further review the status of previous meetings with Middlesex County concerning off-site traffic related improvements that will be required in conjunction with this application.
2. The total amount of building floor area, as indicated in the parking analysis table (approximately 26,000 sq.ft.), is inconsistent with the total building floor area indicated on the architectural plans building data table (44,391 sq. ft.). Accordingly, the parking analysis table should be revised to include the additional occupiable floor areas/uses and the required number of parking spaces associated with these uses. This information is required in order to develop an accurate parking space requirement for the project.
3. The parking analysis provided on the plan indicates that a total of 377 parking spaces are required for the proposed site. As noted in the previous comment, these figures need to be verified. The submitted plan only proposes a total of 109 parking spaces which is a deficiency of 268 spaces. A variance will be required for this deficiency.



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4. The August 8, 2023 Traffic Impact Analysis refers to a review of the site plan prepared by AWZ Engineering and last revised February 3, 2023. Those previous plans only indicate a parking requirement of 113 spaces. The latest AWZ Engineering plans submitted to the Board are last revised on October 25, 2023 and indicate the need to provide 377 parking spaces. The Traffic Report should be revised to address the 268 space parking deficiency as now proposed.
5. The Applicant's Engineer should provide the Board with information to justify the proposed parking deficiency. Traffic patterns and impacts on the surrounding residential streets should be further reviewed. The use of off-duty police officers, shuttle vans and off-site parking areas should also be reviewed.
6. As per previous requests the Applicant has provided the below information concerning the various types of religious events that will be taking place at the site:
  - a. Janaza – prayer for the deceased
    - 60 to 100 attendees
    - 15 minutes after 1:20 pm prayer service
  - b. Family Nights
    - 90 to 100 attendees
    - Once per month – Fridays 7:00 pm to 8:00 pm
  - c. Nikah – Religious Wedding
    - 20 to 30 attendees
    - Saturday 4:00 pm
  - d. Jumah – Friday Prayer
    - 120-180 attendees
    - Friday – 12:15 pm to 12:45 pm
    - Friday - 1:20 pm to 1:45 pm
  - e. Regular Prayer
    - 30 to 60 attendees
    - Daily – 6:00 am, 1:20 pm, 4:30 pm, 7:00 pm, 8:30 pm
  - f. Sunday School
    - 32 attendees
    - Sunday 10:00 am to 1:00 pm

The Applicant should confirm that as per the Traffic Report, only one of the above noted activities will be taking place in the proposed building at a time.



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7. The Applicant should confirm that wedding receptions will not take place in the proposed building.
8. As requested by our office the Traffic Report has been amended to reflect traffic data from existing Mosque's located in East Brunswick and Somerset. Average vehicle occupancies of 1.82 to 1.88 persons/vehicles were reported. The Traffic Engineer should provide the Board with more specific information on the square footage of the Mosque's that were studied as well as the available parking areas. The manner in which the above noted figures were calculated should also be further reviewed.
9. The traffic counts performed at the intersection of Ernston Road/Bordentown Avenue were performed on Friday, June 16, 2023 when Borough schools were closed. The impact of school closure on the results of these traffic counts should be further reviewed. In addition, the results of the peak hour impacts to this intersection from the proposed use should be discussed with the Board.
10. The Applicant has submitted additional information on Masjid Sadar & Community Events that includes the following additional special and large events:
  - a. Eid Prayers and Carnival – Held twice per year at either Kennedy Park or the High School.
  - b. Ramadaan (Holy Month) – Held once per year, night prayers between 8:00 pm & 10:30 pm, with an average of 300-350 persons attending (families arriving in mini vans with 4-5 people per van).

Additional information should be provided to the Board concerning the aforementioned special events, including the following:

- a. Current demographic information for the projected attendees for each event,
- b. Provisions for traffic control at each event,
- c. Specific on-site and off-site parking demand for each event,
- d. Potential use of shuttle buses between off-site parking and the subject site during each event,
- e. Impact on major intersections near the subject site and off-site locations during each event.



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11. In 2018 the Borough Zoning Board granted approval to Shri Bhaktinidhi Inc. for the construction of a new House of Worship on Washington Road. Various conditions related to traffic control during large events as noted below were made Conditions of Approval by the Board:
  - a. Coordinate traffic control issues with the Police Department in advance of events.
  - b. Employ off-duty Police Officers for events as determined by the Police Department.
  - c. Distribute flyers and email blasts to the congregation advising of additional off-site parking locations and to obey traffic officers and parking regulations.
  - d. Install signage for events at least one (1) week in advance at locations determined by the Police Department.
  - e. Use off-site parking and busing to and from off-site locations in coordination with the Police Department.

The Board should consider imposing similar conditions for this application.

12. Since the Traffic Report indicates that published traffic standards do not provide trip generation information for the proposed use, the Board must rely on information provided by the Applicant. This is a similar situation to the Shri Bhaktinidhi Inc. application noted above.

In order to address this issue the Zoning Board required traffic studies to be performed after the completion of construction. The Board may want to consider imposing similar conditions for this application.