

SAYREVILLE PLANNING BOARD

MINUTES OF May 1, 2024

The meeting of the Sayreville Planning Board was called to order by Chairman Tighe and opened with salute to the flag. Chairman Tighe announced that the meeting was being conducted in accordance with the Open Public Meeting Law P.L. 1975, c231, Public Law, 1975.

Members of the Planning Board present were: Mr. Allegre, Mr. Bolton, Ms. Lahrman, Mr. Muller, Mr. Shah, Councilman John Zebrowski and Chairman Tighe

Absent Members: Mr. Chodkiewicz, and Mr. Ellmyer

Also present were: Mr. Cornell, Mr. Fowler, Mr. Sordillo, Esq, Mr. Pohlman, Esq and Mr. Fishinger, Jr.

AT THIS TIME, THE MEETING WAS OPENED:

Chairman Tighe asked the Planning Board Secretary if the board meeting was being conducted under the Sunshine Law and if all publications were notified, the secretary had stated, yes.

SITE PLANS/SUBDIVISION HEARING:

**Masjid Sadar Community Center/House of Worship
Preliminary & Final Major Site Plan
212-216 Ernston Road, Sayreville
Blk 444.04, Lots 23, 24, 25 & 28
Atty: Law Office of Lawrence B. Sachs
8 Auer Court, #G
East Brunswick, NJ 08816**

Please refer to the attached transcription for the full testimony and public questions/comments.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Next meeting on May 15th has been canceled; The June 19th meeting will have continuation of Masjid Sadar applicant. Location will be at the Active Adult Center on Main Street.

There being no further business to discuss, Mr. Allegre made a motion to adjourn; seconded by Mr. Bolton.

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**

1 BOROUGH OF SAYREVILLE PLANNING BOARD
 2 County OF MIDDLESEX - STATE OF NEW JERSEY
 3 -----
 4 REGULAR MEETING FOR:
 5 MASJID SADAR
 6 COMMUNITY CENTER/HOUSE OF WORSHIP SITE PLAN
 7 BLOCK 444, LOTS 23, 24, 25 & 28
 8 216 ERNSTON ROAD, PARLIN
 9 -----

10 SAYREVILLE SENIOR CITIZEN CENTER
 11 MEETING ROOM
 12 423 MAIN STREET
 13 SAYREVILLE, NEW JERSEY 08872

14 -----
 15 WEDNESDAY, MAY 1, 2024
 16 7:30 P.M.
 17 -----

18 TRANSCRIPT OF PROCEEDINGS
 19 PUBLIC HEARING
 20 - CONTINUATION -

21
 22 AB COURT REPORTING, LLC
 23 Certified Court Reporters
 24 26 Algonquin Terrace
 25 Millstone Township, New Jersey 08535
 Tel: (732)882-3590
 angelabuonocsr@gmail.com

1 BOARD MEMBERS PRESENT:

2 THOMAS TIGHE, CHAIRMAN
3 JAMES ALLEGRE, JR.
4 SEAN BOLTON
5 JUDY LAHRMAN
6 BARRY MULLER, VICE-CHAIRMAN
7 NOREN SHAH
8 DAN VOLOSIN
9 JOHN ZEBROWSKI, COUNCILMAN

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13 PROFESSIONALS AND STAFF PRESENT:

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15 JOSEPH SORDILLO, ESQUIRE, BOARD ATTORNEY
DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum,

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

17

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

19 MICHAEL FOWLER, P.P., AICP, BOARD PLANNER
Michael P. Fowler Associates, LLC

20

21 JOSEPH FISHINGER, JR., P.E., PTOE, TRAFFIC ENGINEER
Bright View Engineering

22 BETH MAGNANI, BOARD SECRETARY
Borough of Sayreville

23

24 STENOGRAPHICALLY REPORTED BY:

25 ANGELA C. BUONANTUONO, CCR, RPR
License No. 30XI00233100

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10 --Counsel for the Applicant

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

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19 ADNAN KHAN, P.E.
20 EWZ Engineering

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I N D E X

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WITNESSES

PAGE

WILLIAM STIMMEL, P.E, P.P., PTOE
Stimmel Engineering

13

1 PUBLIC QUESTIONS/COMMENT:

2	NAME	ADDRESS	PAGE
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4	Veena Sawant, P.P.	1 Old Bridge Plaza Old Bridge	120
5	Don Scarano	42 Frederick Place	126
6	Nikki Voccio	12 Dunlap Drive	127
7	Drew Weingarth	East Brunswick	132
8	Carol Esposito	6 Villanova Road	136
9	Joe Karmazin	322 Ernston Road	147
10	Rudy James	Parkway Place	156
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13	Richar Connolly	3050 Cheesequake Road	175
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E X H I B I T S

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DESCRIPTION

PAGE

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1 CHAIRMAN TIGHE: Good evening.
 2 Listen, it's very echoey -- echoing in here, so if
 3 you can please keep it down and let people speak, I
 4 think we'll have a much better meeting than we did.
 5 If you get up to speak you get three minutes, let
 6 everybody speak before you get up again and if you
 7 all stand, we'll say the Pledge of Allegiance.
 8 (Pledge of Allegiance.)
 9 Beth, can we have a roll call.
 10 SECRETARY MAGNANI: Chairman, we have
 11 to do the Sunshine Law, please.
 12 CHAIRMAN TIGHE: Can we have a roll
 13 call? Oh, Sunshine Law. Has the meeting been
 14 called, the planning board meeting published in
 15 accordance with the Sunshine Law?
 16 SECRETARY MAGNANI: Yes, Chairman, it
 17 has.
 18 CHAIRMAN TIGHE: Okay. We'll have a
 19 roll call now.
 20 SECRETARY MAGNANI: Mr. Allegre?
 21 MEMBER ALLEGRE: Here.
 22 SECRETARY MAGNANI: Mr. Bolton?
 23 MEMBER BOLTON: Here.
 24 SECRETARY MAGNANI: Mr. Ellmyer? Ms.
 25 Lahrman?

8

1 MEMBER LAHRMAN: Here.
 2 SECRETARY MAGNANI: Mr. Muller?
 3 VICE-CHAIRMAN MULLER: Here.
 4 SECRETARY MAGNANI: Mr. Shah?
 5 MEMBER SHAH: Here.
 6 SECRETARY MAGNANI: Mr. Volosin?
 7 MEMBER VOLOSIN: Here.
 8 SECRETARY MAGNANI: Councilman
 9 Zebrowski?
 10 COUNCILMAN ZEBROWSKI: Here.
 11 SECRETARY MAGNANI: Chairman Tighe?
 12 CHAIRMAN TIGHE: Here.
 13 SECRETARY MAGNANI: Mr. Cornell?
 14 ENGINEER CORNELL: Here.
 15 SECRETARY MAGNANI: Mr. Fowler?
 16 PLANNER FOWLER: Here.
 17 SECRETARY MAGNANI: Mr. Sordillo?
 18 ATTORNEY SORDILLO: Here.
 19 SECRETARY MAGNANI: Mr. Pohlman?
 20 ATTORNEY POHLMAN: Here.
 21 SECRETARY MAGNANI: Mr. Fishinger?
 22 ENGINEER FISHINGER: Here.
 23 SECRETARY MAGNANI: We have a quorum.
 24 CHAIRMAN TIGHE: Memorialization of
 25 resolutions?

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1 SECRETARY MAGNANI: No, Chairman, we
 2 don't.
 3 CHAIRMAN TIGHE: Acceptance of minutes?
 4 SECRETARY MAGNANI: None this evening.
 5 CHAIRMAN TIGHE: Communication agenda?
 6 SECRETARY MAGNANI: None this evening.
 7 CHAIRMAN TIGHE: Mr. Sachs, the floor
 8 is yours.
 9 ATTORNEY SORDILLO: Actually,
 10 Mr. Chairman, before we get to there, if I could
 11 just make two -- accomplish two items.
 12 One, just so everyone on the board is
 13 aware, we have received a copy of the transcript
 14 from the prior hearing on this. Anyone who was not
 15 at the last meeting must review those transcripts
 16 and certify. We will provide a certification for
 17 you that you have done so before you are able to
 18 vote on this application.
 19 I'm not sure if we're going to get to a
 20 vote tonight, but assuming that we do not, I would
 21 need to have that done. You will have to complete
 22 that and have that done before you are able to vote.
 23 Second, we do have a special
 24 professional on behalf of the board here this
 25 evening in connection with this application, who is

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1 a traffic engineer/expert on behalf of the board.
 2 And since he is a special professional being
 3 presented just for this application, we will need to
 4 swear him in case of any testimony he might provide
 5 in connection with this application.
 6 Raise your right hand. Do you swear
 7 or affirm the testimony you'll giving tonight or at
 8 any future hearings for this application will be the
 9 truth, the whole truth, and nothing but the truth?
 10 ENGINEER FISHINGER: I do.
 11 ATTORNEY SORDILLO: Thank you. And
 12 that's all I have, Mr. Chairman. Thank you.
 13 CHAIRMAN TIGHE: Mr. Sachs, it's all
 14 yours.
 15 ATTORNEY SACHS: Yes. Thank you,
 16 Mr. Chairman. Lawrence Sachs on behalf of the
 17 applicant, Masjid Sadar, a House of Worship.
 18 If the board will recall we were here
 19 back on April 3rd, and that meeting was held over at
 20 the Borough Council Chambers. At that particular
 21 time we produced two witnesses, Mr. Adnan Khan, who
 22 is our professional engineer, who provided a --
 23 basically gave a site layout, covered all of the
 24 site amenities, the site features, the design of the
 25 parking lot and the actual site plan itself.

11

1 We also had our architect testify, who
 2 testified as to the floor elevations for this
 3 building and also a floor plan.
 4 And incorporated into both of those
 5 witnesses, we covered much of the operations that
 6 are proposed for this site.
 7 There were several questions that the
 8 board had at the last meeting that needed to be
 9 clarified. One of them was a question about the
 10 square footage of the building and maybe just for
 11 the record, I will state what the proposed square
 12 footage is. The first floor is 23,082 square feet.
 13 The second floor, 13,460 square feet. And the third
 14 floor is 8,299 square feet. The total building
 15 square footage is 44,841 square feet.
 16 Another question came up about whether
 17 or not we had contacted the Fire Marshal or if they
 18 had an opportunity to review those plans. Shortly
 19 after that meeting, we did provide a copy of the
 20 plans to your fire marshal. My understanding is
 21 they're going to be issuing a letter to this board
 22 with any conclusions or recommendations from a fire
 23 safety standpoint.
 24 There was a question from the board
 25 about the possibility of obtaining or constructing

12

1 sidewalk on Ernston Road on our site frontage. And
 2 I believe our engineer testified that that is not
 3 something that the county was not in favor of.
 4 However, I will indicate to the board and to the
 5 board's professionals, that we're going to
 6 reintroduce that concept to the county because I
 7 think it is a good idea. And if we can get a
 8 sidewalk in, we will do that as well.
 9 And finally, I think we had stated this
 10 on the record, we would agree to do some type of
 11 vibration study prior to any construction which
 12 certainly could be a condition of any approval.
 13 So where does that leave us this
 14 evening? We went into the engineering. We went
 15 into the architectural. What I would like to do
 16 this evening, Mr. Chairman, members of the board,
 17 board professionals, is I would like to get into the
 18 traffic, which I'm sure the board is concerned
 19 about. And I have a witness here this evening, my
 20 traffic engineer, who will provide that testimony.
 21 We also received the report from
 22 Mr. Fishinger, who is your board expert with respect
 23 to traffic, and we're prepared to address some of
 24 the comments and questions that were raised in his
 25 report as well.

13

1 So, Mr. Chairman, at this point, if I
 2 could have Mr. William Stimmel, our traffic engineer
 3 sworn in, I'll qualify him and I'll let him testify
 4 as to traffic studies and traffic on this site and
 5 off-site.
 6 ATTORNEY SORDILLO: Thank you, Mr.
 7 Chairman, if I may. Will you please raise your
 8 right hand. Do you swear or affirm the testimony
 9 you are to give this evening is the truth, the whole
 10 truth, and nothing but the truth?
 11 WILLIAM STIMMEL: I do.
 12 ATTORNEY SORDILLO: Please state your
 13 name and spell it for the record.
 14 WILLIAM STIMMEL: William Stimmel,
 15 S-T-I-M as in Michael, M as in Michael, E-L.
 16 MEMBER OF THE AUDIENCE: We can't hear
 17 you.
 18 ATTORNEY SACHS: Did you got his --
 19 you got it for the record?
 20 ATTORNEY SORDILLO: No, actually.
 21 ATTORNEY SACHS: State it again,
 22 Mr. Stimmel.
 23 WILLIAM STIMMEL: William Stimmel,
 24 S-T-I-M-M-E-L.
 25 ATTORNEY SORDILLO: Thank you.

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W. Stimmel, PE, PP, PTOE

E X A M I N A T I O N

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 2
 3 ATTORNEY SACHS: Mr. Stimmel, if you
 4 could give the board the benefit of your educational
 5 and professional background.
 6 THE WITNESS: Sure. I'm a graduate of
 7 NJIT with a degree in civil engineering. I have
 8 been employed for the past 25 years in the State of
 9 New Jersey as an engineer and a planner. I'm a
 10 licensed engineer. I have been licensed since 2004.
 11 I'm a licensed planner since 2010. Both of those
 12 licenses are current.
 13 I'm also a certified Professional
 14 Traffic Operations Engineer. And have served as an
 15 adjunct at NJIT in the civil engineering department
 16 teaching a traffic and transportation design class.
 17 BOARD MEMBER: Mr. Chairman, I make a
 18 motion to accept his credentials.
 19 CHAIRMAN TIGHE: Second?
 20 MEMBER VOLOSIN: Second.
 21 CHAIRMAN TIGHE: All in favor?
 22 ALL IN UNISON: Aye.
 23 ATTORNEY SACHS: Thank you,
 24 Mr. Chairman. Thank you, members of the board.
 25 THE WITNESS: Thank you.

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">15</p> <p>1 ATTORNEY SACHS: Mr. Stimmel, I know 2 that you, obviously, prepared a comprehensive 3 traffic study. You have been out to this site on a 4 number of occasions. And if you could give the 5 board the benefit of what you performed and what 6 your conclusions and findings are? 7 THE WITNESS: Certainly. Thank you to 8 the board, of course. 9 I'm going to start off by reviewing the 10 traffic study, which was submitted August 8th of 11 2023, for the application. All the board members 12 have received copies of this. 13 The study -- the typical traffic study 14 involves going out, doing traffic counts at one 15 intersection, looking at ITE projections for the 16 site-generated traffic, and applying that and then 17 analyzing existing and future conditions without the 18 development, future conditions with the development. 19 This, I think, is a little bit 20 atypical in terms of a traffic study. First of all, 21 because I think whereas everyone is familiar with 22 the apartments and gas stations and fast-food 23 restaurants and when they're busy and how they 24 operate, I think that the proposed mosque is 25 probably something a little bit new for a lot of</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">17</p> <p>1 located along westbound Ernston Road. There's 2 currently two single-family residential structures, 3 and a third structure, which had been a residence, 4 had later been a professional office, and was most 5 recently used as the mosque. 6 Each one of those sites, or combined 7 between the three sites. There was a total of four 8 full-movement driveways. And that would be to the 9 west of the intersection with Center Avenue. So 10 four full-movement driveways on the property under 11 existing conditions. 12 The applicant proposes to demolish all 13 of those structures on the subject property and 14 construct a new mosque. It's going to be somewhat 15 centrally located, a bit offset to the rear of the 16 property. 17 There's going to be one full-movement 18 driveway at the eastern portion of the site and one 19 driveway which allows full ingress and right-turn 20 only egress at the western portion of the driveway. 21 They had been proposed at one point to be both full 22 movement and we looked at various other access 23 scenarios with the county and based on their 24 feedback this is the design that is moving forward. 25 At the time the traffic study was</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">16</p> <p>1 people. 2 So we spent a lot of time coordinating 3 with the board's professionals, CME, as well as with 4 the county to develop a scope for the traffic study 5 and that was what was in the study that was 6 originally submitted. And, again, revised through 7 August 8th of '23. 8 The other unusual piece of the puzzle 9 with this application is the fact that the ITE, the 10 Institute of Transportation Engineers, does not have 11 a lot of good data published for this type of use. 12 You know, some of those other uses that I mentioned, 13 gas stations, you might have hundreds and hundreds 14 of data points in the ITE Trip Generation Manual, 15 whereas for a mosque you only have two. 16 So the data is little bit questionable 17 so we were forced to rely on data, based on 18 observations of the operation at the site, when the 19 mosque had been operating at the property, as well 20 as a number of conversations with the client for how 21 they anticipate the facility to operate in the 22 future. 23 So with that said, just a brief 24 discussion of the existing site conditions. The 25 property is about two-and-a-half acres. It's</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">18</p> <p>1 submitted, both driveways were projected to be full 2 movement, though, so that's what I'm going to talk 3 about first. 4 We have a schedule of events which was 5 provided to us by the client. Just to briefly run 6 through that, there is typical regular daily prayers 7 which are five days a week -- five times a day, 8 seven days a week. You're talking about something 9 along the lines of 15 to 30 vehicles. 10 You've got the primary Friday afternoon 11 prayers, which was the focus of our traffic study. 12 I think it is clear at this point that that is when 13 the mosque is going to be at its busiest. We 14 anticipate two sessions with 60 to 90 vehicles 15 occupying 60 to 90 parking spaces, of course. 16 Religious education on Sunday 17 afternoons with approximately 32 children attending. 18 32 vehicles would enter the site but with very 19 limited use of the parking because the parents will 20 generally drop off and leave. 21 The prayer for the deceased, something 22 akin to a funeral service that many people might be 23 more familiar with, obviously, it occurs as 24 necessary. You would have something along the lines 25 of 60 to 100 persons attending, 30 to 50 vehicles,</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">19</p> <p>1 30 to 50 occupied parking spaces.</p> <p>2 Religious weddings, again, as needed.</p> <p>3 Typically on a Saturday afternoon. These are a</p> <p>4 little bit smaller; you would have 20 to 30 persons</p> <p>5 attending, 10 to 15 vehicles. And there would be no</p> <p>6 wedding receptions held on the subject property.</p> <p>7 That was already stipulated to at the last meeting</p> <p>8 and it's in the record.</p> <p>9 And then, finally, family nights which</p> <p>10 would occur once a month on Friday nights with 90 to</p> <p>11 100 persons attending. Because it's a</p> <p>12 family-orientated event, we anticipate high</p> <p>13 occupancy of the vehicles, and only 25-or-so</p> <p>14 vehicles staying on the property for the duration.</p> <p>15 So these are all scheduled events.</p> <p>16 Obviously, there's some variation in the funerals</p> <p>17 and the weddings, but they're planned ahead of time.</p> <p>18 Nothing occurs spur of the moment. There is not a</p> <p>19 situation where two events are scheduled at the same</p> <p>20 time. And certainly, nothing else will be occurring</p> <p>21 during the same time as that Friday afternoon prayer</p> <p>22 service.</p> <p>23 The other point, which is important to</p> <p>24 mention and I guess this would be an appropriate</p> <p>25 time to do so, is that the facility is not going to</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">21</p> <p>1 The nearest intersection is Ernston</p> <p>2 Road and Bordentown Avenue. It's a four-leg</p> <p>3 intersection controlled by a traffic signal.</p> <p>4 Northbound and southbound and eastbound approaches</p> <p>5 to the intersection, each provided a left-turn lane,</p> <p>6 a through lane and a right-turn lane. The westbound</p> <p>7 approach to the intersection, which you would be</p> <p>8 using if you made a right out of the site driveway,</p> <p>9 provides a left-turn lane, a through lane and a</p> <p>10 shared through/right-turn lane.</p> <p>11 There are two minor intersections along</p> <p>12 Ernston Road between the site frontage and the</p> <p>13 intersection with Bordentown Avenue, those being</p> <p>14 Parkway Place and Rutgers Road. These are</p> <p>15 stop-controlled intersections with the Ernston Road</p> <p>16 traffic having the right-of-way. Any site-generated</p> <p>17 traffic added to those intersections is anticipated</p> <p>18 to consist primarily as through-traffic along</p> <p>19 Ernston Road and will have a minimal impact on</p> <p>20 operations at these locations.</p> <p>21 We did a number of traffic counts. We</p> <p>22 did two separate sets of traffic counts with the</p> <p>23 submission of the initial traffic study. The first</p> <p>24 set of traffic counts were done April 29th --</p> <p>25 Friday, April 29th of 2022 from 12 p.m. until</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">20</p> <p>1 be in operation 24 hours a day. There was some</p> <p>2 discussion of that the last time and that is just</p> <p>3 not the case. So typically, the daily prayer</p> <p>4 services, which occur five times a day, would mark</p> <p>5 the beginning and the end of a regular day at the</p> <p>6 mosque, with the earliest service being at 6 o'clock</p> <p>7 and latest service being at about 8:30.</p> <p>8 The existing roadway network in the</p> <p>9 vicinity of the site, obviously the site runs on</p> <p>10 Ernston Road, also known as county Road 673. It's</p> <p>11 under the jurisdiction of Middlesex county. There's</p> <p>12 one lane provided for travel in each direction.</p> <p>13 Because of the fact that we're located along a</p> <p>14 county road, the county ultimately has jurisdiction</p> <p>15 over the site driveway and the driveway</p> <p>16 configuration.</p> <p>17 Bordentown Avenue is the closest</p> <p>18 intersection to the west, also known as county Road</p> <p>19 615. Again, under the jurisdiction of Middlesex</p> <p>20 county.</p> <p>21 There are four driveways which</p> <p>22 intersect Ernston Road along the site frontage.</p> <p>23 Three of them effectively operate as residential</p> <p>24 driveways, and one is a little bit wider with</p> <p>25 striped turning lanes.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">22</p> <p>1 4:00 p.m. at the driveways for 216 Ernston Road,</p> <p>2 when the mosque was in operation. So that was done</p> <p>3 while school was in session.</p> <p>4 MEMBER ALLEGRE: Sorry, can you repeat</p> <p>5 that dat again?</p> <p>6 THE WITNESS: The first round of</p> <p>7 traffic counts that were done for this case were on</p> <p>8 Friday, April 29th of 2022 from 12:00 p.m. until</p> <p>9 4:00 p.m. So school was in session on that day. I</p> <p>10 know that the board members and the residents were</p> <p>11 concerned about collecting data while school was in</p> <p>12 session.</p> <p>13 And it's also worth noting that the</p> <p>14 mosque was in operation at that time, since been</p> <p>15 shut down obviously, but at that time it was</p> <p>16 operating. So we captured driveway volumes at the</p> <p>17 mosque under those previously existing conditions.</p> <p>18 Those time periods were selected to</p> <p>19 capture high volumes of street traffic, as well as</p> <p>20 high volumes of site-generated traffic. Again, we</p> <p>21 expect the busiest time for the mosque is going to</p> <p>22 be that Friday afternoon prayer service.</p> <p>23 Based on those counts, the existing</p> <p>24 peak-hour traffic volumes at the mosque driveways</p> <p>25 were found to occur from 1:00 p.m. until 2:00 p.m.</p>

W. Stimmel, PE, PP, PTOE

23

1 which reflects the peak times for the Friday
 2 prayers.

3 At the request of the board engineer,
 4 that being CME Associates, additional traffic counts
 5 were conducted at the intersection of Ernston Road
 6 and Bordentown Avenue on Friday, June 16th, 2023
 7 from 12 until 4:00 p.m. and again on Sunday,
 8 June 18th, 2023, from 9:30 a.m. to 1:30 p.m.

9 So that Friday count was conducted on a
 10 day when there was no school, though school was
 11 still in session. Clearly, not an attempt to pull
 12 any subterfuge, it was just a matter of -- we had
 13 some back and forth with the board engineer, until
 14 we settled on a scope, until we found a Friday when
 15 we had people available to count it, that's just
 16 when it fell. We had already had the earlier counts
 17 while school was in session, and we needed to
 18 collect additional data that included Bordentown
 19 Avenue both for the Friday peak hour, but also for
 20 the Sunday peak hour. And rather than wait until
 21 the end of the summer and put the project on ice for
 22 three months, we did it when the opportunity
 23 presented itself.

24 That intersection was selected due to
 25 the orientation of site-generated traffic at the

W. Stimmel, PE, PP, PTOE

24

1 site driveways when the mosque was in operation.

2 So peak-hour volumes for the
 3 intersection of Ernston Road and Bordentown Avenue,
 4 based on those June of '23 counts, are appended to
 5 the traffic study as Figure 2, representing the
 6 existing conditions.

7 We had also collected data at two other
 8 nearby mosques in the vicinity of the site to try to
 9 establish vehicle occupancy rates, meaning if you
 10 count 20 cars going into the mosque driveway for
 11 prayer services, how many people on average are in
 12 each of those cars?

13 So we counted two mosques in the area.
 14 One is the Anjuman-E-Burhani mosque in East
 15 Brunswick, the other is the Dawatul Islamia Mosque
 16 in Somerset. The one is a larger facility, it has a
 17 footprint of about 15,000 square feet with a
 18 substantial parking area. The other one is a little
 19 bit smaller and presents as a -- presents as a
 20 residential dwelling, more or less, it has two
 21 driveways and a parking lot in the rear.

22 But the occupancies per vehicle were
 23 very close for both of those two sites. It was 1.82
 24 persons per vehicle for the one and 1.88 persons per
 25 vehicle for the other.

W. Stimmel, PE, PP, PTOE

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1 So we took the existing traffic
 2 volumes. We analyzed them utilizing highway
 3 capacity software. For the members of the public
 4 who are not familiar, the software takes different
 5 parameters at the intersection, lane configuration,
 6 traffic volumes, signal timing, truck percentages,
 7 et cetera, and analyzes the delay at each approach
 8 and at each lane grouping, and then assigns a grade,
 9 based on that average to a lane on an A through F
 10 scale. It's just like when you were in school, A is
 11 the best and F is the worst.

12 So the analysis of the existing traffic
 13 volumes for that studied intersection are shown in
 14 the attached Figure 3. As indicated, the movements
 15 at the intersection operate at Level of Service C or
 16 D under existing conditions for that 1 to 2:00 p.m.
 17 period on a Friday afternoon.

18 Site-generated traffic volumes, as I
 19 had said before, there's not a lot of industry data
 20 available for mosques. The ITE, the Institute of
 21 Transportation Engineers, has limited data at two
 22 sample sites and there was no data available through
 23 the DOT. So the projections for future traffic
 24 volumes are based on a comparison of existing
 25 volumes at the site, in addition to what the client

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1 projects as a result of the proposed development.

2 So currently the site has --
 3 currently, previously, in 2022, the site had prayers
 4 once per afternoon during that Friday peak period.
 5 150 vehicles entered the site during the busiest
 6 hours of the Friday peak, based on those traffic
 7 counts that were conducted in '22. And that day was
 8 selected because it represented a holiday for the
 9 celebrants and was anticipated to have higher
 10 volumes of traffic on that day than on a typical
 11 Friday.

12 Again, the Friday prayers are expected
 13 to be the peak of site-generated traffic.
 14 Anticipated service attendance on Friday afternoons
 15 is expected to be no greater than 90 vehicles. In
 16 the future, the applicant, if the facility is
 17 approved, will have two separate prayers on Friday
 18 afternoons, thus splitting the traffic, versus what
 19 had been previously occurring.

20 The board engineer was also concerned
 21 about the volume of traffic generated by the
 22 religious instruction for children on Sundays, so
 23 that's why we also included the Sunday peak hour in
 24 the analysis of operations. We anticipated 30
 25 vehicles at the start of the session entering the

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">27</p> <p>1 site, 30 vehicles exiting the site at the end of 2 session thinking the parents would be likely to drop 3 off their children and run errands or go home or 4 whatever they do and then come back when it's over. 5 We didn't take any credit for the 6 possibility or the likelihood, in fact, that you 7 would certainly have siblings, cousins, neighbors 8 that might be inclined to carpool together to both 9 of those religious education classes. 10 So the projected site-generated traffic 11 for both the Friday peak hour and the Sunday 12 religious education services were routed through the 13 adjoining intersection and through the site 14 driveways, based on the percentages observed in June 15 of '22 at the site driveways when the mosque was in 16 operation. So the projected site traffic volumes 17 are shown on the attached Figure 4 of the report. 18 CME had also asked that we look at data 19 published for churches as a point of comparison. 20 Using the assembly area of 19,941 square feet, the 21 traffic associated with a church would be about 105 22 vehicles, 211 trips during the critical Sunday peak 23 hour, which is comparable, I would say, to what is 24 anticipated for the proposed mosque, although the 25 church would experience its peak hours of traffic</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">29</p> <p>1 intersections. All movements at the site driveway 2 were projected to operate at Level of Service B 3 during both the Friday and Sunday peak periods. 4 All of those -- all of those levels of 5 service are shown in the figures at the end of the 6 report. They are also shown along with the average 7 delay for each of the movements in the appended 8 Level of Service Delay Table. 9 The applicant has agreed to hire an 10 off-duty officer from the Sayreville Police 11 Department to control traffic at the site driveways 12 during and after Friday prayer services, as well as 13 periodic events which are expected to have 14 higher-than-typical attendance. Per the results of 15 these analyses, the impact of site-generated traffic 16 on levels of services is negligible. 17 The parking supply, based on the review 18 of the site plan prepared by AWZ Engineering, last 19 revised February 3rd, '23 -- clearly the site plan 20 has been revised several times since then -- the 21 applicant is required to provide 113 parking spaces 22 for the combined place of worship, gymnasium, 23 office, and classrooms. So that 113 spaces is based 24 on the calculation for the assembly area with the 25 requirement of one parking space per 250 square</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">28</p> <p>1 generation on Sunday morning as opposed to Friday 2 afternoon for the mosque. 3 Future traffic volumes, in order to 4 account for background traffic growth in the area as 5 well as other developments in Sayreville, existing 6 traffic volumes were increased by a growth rate of 1 7 percent for a two-year build-out period. So it was 8 2023 that the study was submitted through 2025 to 9 develop the future no-build traffic volumes. 1 10 percent growth rate was selected based on data 11 published by the DOT for minor arterial roadways in 12 Middlesex county. 13 So the future volumes, without site 14 traffic, which was the background traffic growth as 15 shown in Figure 5 of the report, future volumes with 16 the site traffic and the background traffic growth 17 are shown on Figure 6 of the report. 18 So once again, as with the existing 19 conditions, the future no-build and build traffic 20 volumes were analyzed using the Highway Capacity 21 Software. The results of those analyses are shown 22 on Figures 7 and 8, respectively. 23 There were no changes when comparing 24 levels of service for movements under existing, 25 no-build and build conditions at the studied</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">30</p> <p>1 feet. 2 Where no seating is provided, that is 3 the calculation that the ordinance requires the 4 applicant to use. So the higher requirement of 362 5 parking spaces, I believe it was, using one space 6 per three seats, is not relevant here because 7 there's not seating proposed in the assembly area. 8 So 113 parking spaces required, 109 9 parking spaces are proposed. We do need a variance 10 based on that deficiency of four parking spaces. 11 Just a reminder, the gymnasium will not be in use 12 when the prayer services are being conducted. 13 Parking required for the gymnasium constitutes 46 of 14 the 113 required parking spaces. 15 Therefore, we believe that the proposed 16 parking supply is adequate for the intended use of 17 the property and would address the demand for the 18 parking on the property under the majority of the 19 conditions. 20 As far as the site layout and 21 circulation, I think the site plan is generally 22 compliant with the ordinance requirements. The 23 typical parking spaces on-site measure 9 feet by 24 18 feet, in accordance with engineering standards. 25 There's six ADA parking spaces provided, including</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">31</p> <p>1 two accessible spaces. There's 24-foot-wide aisles 2 throughout the parking area. And the provision of 3 two access points allows for safe and efficient 4 access to the site, as well as relatively quick 5 distribution of traffic to the roadway network when 6 the primary services are over.</p> <p>7 I do touch on the Middlesex county 8 review. I noted that the application materials have 9 been provided to Middlesex county for review, 10 subject to county approval due to the fact that it's 11 a county road. And it says, "At this point the 12 county has not granted final approval," and they 13 still have not granted final approval but we do have 14 conditional approval for the driveways and the 15 drainage and the site concerns in general for 16 Middlesex county. There's some technical comments 17 that remain outstanding but nothing that would 18 impact the likelihood of obtaining an approval.</p> <p>19 So that is the initial traffic study 20 that was submitted.</p> <p>21 ATTORNEY SACHS: Thank you, 22 Mr. Stimmel.</p> <p>23 Let me ask you a question, so you did 24 -- the initial study was done in 2022 when the 25 mosque was still operational at that point, right?</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">33</p> <p>1 The second change was that updated 2 traffic counts had been performed at the 3 intersection of Ernston Road and Bordentown Avenue 4 while school was in session, as recommended in the 5 February 21st, 2024, letter from CME Associates.</p> <p>6 We performed updated traffic counts at 7 the intersection of Ernston Road and Bordentown 8 Avenue on March 1st, 2024, from 12:00 p.m. to 9 4:00 p.m. What we found is that during that 10 four-hour count period, the overall intersection 11 volumes were 6.9 percent higher than those collected 12 in June of '23 when school -- on a day when school 13 was not in session.</p> <p>14 Specific to looking at the 1 to 15 2:00 p.m. window, the peak-hour counts were 8.2 16 percent higher than in June of 2023. Traffic at any 17 given location could be expected to fluctuate within 18 a range of plus-or-minus 10 percent on a daily basis 19 without the impact of outside factors. And by 20 "outside factors," I mean snow, construction, 21 special events, detours, traffic accidents, so 22 things of that nature.</p> <p>23 The updated counts completed were 24 within that range but to address any concerns of the 25 board and members of the public might have related</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">32</p> <p>1 THE WITNESS: Correct.</p> <p>2 ATTORNEY SACHS: Then you did another 3 study in June of 2023. Unfortunately, school was 4 not in session on that date and I think you 5 indicated that the reason that you scheduled it then 6 was that was really, when we determined what the 7 scope of the review was going to be, and that's when 8 the counts could be done. But not withstanding 9 that, you did another study as well, in 2024, is 10 that correct?</p> <p>11 THE WITNESS: Correct.</p> <p>12 ATTORNEY SACHS: Do you just want to 13 just give the board the benefit of your findings 14 with respect to that study that I believe was done 15 in February; is that correct?</p> <p>16 THE WITNESS: It was submitted in 17 March, the traffic counts were done in February -- 18 traffic counts were done March 1st actually, I stand 19 corrected.</p> <p>20 So we submitted an addendum to the 21 traffic study March 12th of '24. There were two 22 notable changes in that traffic study. The first 23 was that the western driveway had been eliminated to 24 -- had been modified to eliminate left-turn egress 25 movements based on directions from Middlesex county.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">34</p> <p>1 on school traffic, we did provide an updated 2 analysis using the same methodology as in the TIA 3 that was submitted, revised through August 8th of 4 '23.</p> <p>5 With the updated analysis contained in 6 that addendum, there were no changes to level of 7 service at the intersection of Ernston Road and 8 Bordentown Avenue when comparing the existing 9 no-build and build conditions. There was no change 10 in level of service when comparing the Friday peak 11 hour, based on the June of '23 counts or the March 12 of '24 counts with one exception. The exit 13 movements at the western driveway actually improved 14 with the updated counts from Level of Service C to 15 B. I don't want to call it a trick. It's something 16 of an illusion, because if you take a weighted 17 average of the delay for the left- and right-turn 18 movements exiting the driveway, when you take the 19 left turns out, they're assumed to take longer, so 20 all you're looking at is the delay for the 21 right-turn vehicles.</p> <p>22 So there's really no change in levels 23 of service. As it shows in the addendum there is a 24 slight improvement for the egress movements at the 25 western driveway.</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">35</p> <p>1 We conclude in the August 8th, '23 TIA 2 that the proposed development will have minimal 3 operations at the studied intersection and site 4 driveways. The changes to the access configuration 5 required by the county and the updated traffic 6 counts did not, certainly, effect that conclusion. 7 ATTORNEY SACHS: Okay. Now, since the 8 last hearing that we had on April 3rd, we received a 9 report from the board's traffic consultant Bright 10 View Engineering, Mr. Fishinger, who I know is here 11 this evening. And I assume you have had an 12 opportunity to review that and I'm assuming you're 13 prepared to respond to that. 14 Is that correct? 15 THE WITNESS: That is correct. 16 ATTORNEY SACHS: Okay. 17 Mr. Chairman, if you would like, I 18 wouldn't mind, and if it's okay with your board 19 professionals, I would like to go through the -- 20 there are a number of comments and questions raised 21 in that Bright View report and we would like to at 22 least put testimony on the record. 23 CHAIRMAN TIGHE: Proceed. 24 ATTORNEY SACHS: Okay, thank you. 25 So with that said, Mr. Stimmel, if you</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">37</p> <p>1 the review process and received conditional approval 2 from the county. Certainly, I hope at this point 3 we're all in agreement that the Friday prayer 4 service is peak time for operations at the proposed 5 mosque. 6 The DOT has collected traffic data 7 along Ernston Road to the west of Bordentown Avenue, 8 which we can review and summarize. But at this 9 point, you know, we believe we've collected enough 10 data to show what the operation of the site is going 11 to be like. 12 The second comment is based on a recent 13 visit. "On the afternoon of Friday, March 22nd, the 14 westbound approach to the traffic signal at Ernston 15 Road and Bordentown backs up past the site frontage. 16 Additional information/testimony should be provided 17 regarding these backups. " 18 So I had -- we had collected the 19 traffic data at the mosque in April of '24, when it 20 was operational using video camera. So I went back 21 and looked at the video footage at the location of 22 the existing site driveway, the easternmost 23 driveway, which will be the full-movement driveway 24 under proposed conditions, it's approximately the 25 same location. And what I found from watching five</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">36</p> <p>1 can -- if you want to just briefly talk about the 2 comment that is made on the Bright View report and 3 then your particular response to any questions that 4 Mr. Fishinger might have had. 5 THE WITNESS: Certainly. The letter 6 from Mr. Fishinger's office is dated April 9th of 7 2024. There are a total of 13 comments related 8 to -- I'm going to call it traffic operations, and 9 then an additional 14 comments related to site plan 10 issues, circulation, et cetera. 11 I'm going to start off under the 12 Traffic Impact Study Comment Number 1 talks about 13 the counts being conducted in March of '24, and June 14 of '23. Noted that the counts are consistent -- 15 generally consistent with historic data in the area, 16 recommend that additional count data be collected to 17 determine the traditional weekday morning, weekday 18 late afternoon, weekday evening and Saturday midday 19 peak hours on Ernston Road. Further recommended, a 20 seven-day ATR-style count. 21 We counted the site frontage. We 22 counted the intersection with Bordentown Road, a 23 number of times. We have had extensive consultation 24 with the board professionals -- the board's regular 25 engineer, CME Associates. We have also gone through</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">38</p> <p>1 hours of video there, is that, generally speaking, 2 traffic is flowing freely across the site frontage. 3 You've got a handful of queues -- 4 CHAIRMAN TIGHE: We're drowning out; 5 we can't have that. We have to get the Sunshine 6 Script. If you could please keep the laughter down, 7 I would appreciate it. Thank you. 8 MEMBER OF THE AUDIENCE: Quiet up. 9 CHAIRMAN TIGHE: Thank you. Quiet up. 10 THE WITNESS: So generally in the 11 period for which we had video, from 11:15 until 12 4:15, traffic is freely flowing across the site 13 frontage. There were a handful of queues which 14 extended across the property frontage, which could 15 be -- could be certainly from the signal. Could be 16 from school buses going by with the stop sign arm 17 stopping traffic. Could be from people waiting to 18 make a left turn into one of the streets on the Old 19 Bridge side of the road. It could be for a number 20 of factors. But that was a handful of times during 21 that period. 22 There was a period of queuing when the 23 -- when the mosque discharged their services, again, 24 that was the peak Friday service under holiday 25 condition. There was only one service at that time,</p>

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1 so there was a significant amount of traffic leaving
 2 the mosque.
 3 But the cars pulled out into traffic,
 4 people generally stopped to let them out. It
 5 actually made it easier to make left turns coming
 6 out of the driveways at that time because the cars
 7 were slowing down for the queue at that location.
 8 But within ten minutes let's say, the queue from the
 9 mosque operation cleared.
 10 It happened again later at the same
 11 time that the Samsel Elementary School dismissed.
 12 And again, it was similar in nature. It lasted 10,
 13 15 minutes, something along those lines. There was
 14 a rush of traffic leaving the school, the light
 15 cycled through, and the traffic eventually cleared
 16 up.
 17 So in terms of the queues from the
 18 light at Ernston Road and Bordentown backing up past
 19 the site frontage, I don't anticipate it interfering
 20 to any great extent with the operations of the site
 21 during those primary prayer services on Friday
 22 afternoons.
 23 On the occasions that it does, it
 24 doesn't inherently pose a safety issue because
 25 you've got a one-lane road in each direction, so

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1 there's no zig-zagging between lanes for the traffic
 2 or anything like that. And the fact that the
 3 applicant, again, has stipulated that they would
 4 provide a uniformed police traffic director at the
 5 property to help direct traffic, I don't see an
 6 issue with it.
 7 ATTORNEY SACHS: Before you get to the
 8 next point, so at the time that the mosque was in
 9 operation back in 2022, it was one service and it
 10 was a full-movement driveway. Obviously, we're
 11 talking about an entirely different situation now
 12 with this proposal with obviously two services and
 13 restrictions on turns?
 14 THE WITNESS: Correct.
 15 ATTORNEY SACHS: Okay.
 16 MEMBER ALLEGRE: Mr. Chairman?
 17 CHAIRMAN TIGHE: Yes.
 18 MEMBER ALLEGRE: Can I ask a question;
 19 what was the square footage of the mosque back in
 20 April of 2022?
 21 MR. SACHS: Sorry, what was the
 22 question?
 23 MEMBER ALLEGRE: What was the square
 24 footage of the mosque from April of 2022?
 25 ATTORNEY SACHS: Not sure. It was

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1 much smaller, we know that. We know that.
 2 MEMBER OF THE AUDIENCE: Shhh!
 3 ATTORNEY SACHS: Mr. Chairman, we're
 4 having difficulty with the transcript if we get any
 5 chatter from anyone -- thank you.
 6 CHAIRMAN TIGHE: Thank you. We need
 7 to have silence. We have to get this on transcript
 8 in case we need it. So if would you just keep it
 9 down, I'd appreciate it. You're doing a great job,
 10 but it's what it is.
 11 ATTORNEY SACHS: Yes.
 12 MEMBER ALLEGRE: Mr. Stimmel, how many
 13 is a handful for backups?
 14 THE WITNESS: Six.
 15 MEMBER ALLEGRE: Six.
 16 And what were the times?
 17 THE WITNESS: I'd have to go back and
 18 look at my notes for that, if I can find it.
 19 MEMBER ALLEGRE: So six over the
 20 period of five hours of video?
 21 THE WITNESS: Aside from those two
 22 windows, the one where the mosque discharged and the
 23 one where the school discharged, but it was only a
 24 handful of times.
 25 MEMBER ALLEGRE: For the record, six?

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1 THE WITNESS: Yes.
 2 MEMBER ALLEGRE: Okay.
 3 ATTORNEY SACHS: Mr. Stimmel, if you
 4 want to respond to some of the other questions
 5 raised in the Bright View report?
 6 THE WITNESS: Sure. I'm just going to
 7 move forward with the review from Mr. Fishinger.
 8 Comment Number 3, it includes an
 9 analysis of the intersection of Ernston Road and
 10 Bordentown Road for Friday between 1 and 2:00 p.m.
 11 Based on -- and then it goes onto a discussion on
 12 some of the different data sets that were provided,
 13 and asks for clarification and justification for the
 14 use of the 1 to 2:00 p.m. Friday, midday, peak hour.
 15 That was selected as it was the time
 16 period that represented the peak of traffic based on
 17 the original traffic counts. Certainly, we could
 18 update that because we've got a number of different
 19 data sets and I think assuming, which is fair, that
 20 we're not going to complete this application
 21 tonight, we can coordinate with the Mr. Fishinger in
 22 the interim and settle on what he believes is an
 23 appropriate peak hour.
 24 Annual background traffic growth,
 25 Comment Number 4. In December of 2023, the DOT

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1 published an annual growth rate table, which
2 increased the traffic growth for urban minor
3 arterials to 2.75 percent.

4 So the DOT publishes data with
5 background traffic growth rates for different kinds
6 of roadways, based on counties, based on urban and
7 rural locations. When the traffic study was
8 originally prepared and submitted, that data
9 reflected a 1 percent growth rate for urban minor
10 arterials in Middlesex county, which is how they
11 classified Ernston Road. So that's what was used in
12 the study. They have since updated their data; it
13 now shows 2.75 percent.

14 Generally speaking, you don't have any
15 issue with updating the report to reflect this. I
16 would note, and this gets into the next comment, I
17 contacted the Sayreville Zoning Department and the
18 Old Bridge Zoning Department and there are no other
19 developments in the area which are expected
20 to anticipate -- which are expected to impact
21 traffic operations along that section of Ernston
22 Road. So nothing in planning that they're aware of
23 and nothing under construction right now.

24 The other part of that is that those
25 background traffic growth rates, for the purposes of

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1 a traffic study, are assumed to occur whether or not
2 this application moves forward. So when you're
3 comparing the no-build and build volumes for the
4 future conditions, you are raising both sets, so the
5 difference between the two doesn't change. So it,
6 to some extent, gets lost in the background noise
7 when you're looking at it.

8 Comment Number 6 talks about the 150
9 vehicles entering the site for the Friday prayers on
10 a holiday peak period. It would probably be more
11 precise to say that 150 vehicles enter the site
12 during the busiest one hour leading up to those
13 Friday prayers. So again, that's with the provision
14 of a single service on the property, and again, with
15 the fact that it was holiday traffic.

16 Comment Number 7, I touched on this a
17 little bit already. It talks about the limited ITE
18 data for a mosque. The TIA conducted traffic counts
19 at other facilities to determine the average vehicle
20 occupancy. And, you know, I talked a little bit
21 about that and how they compare to the size of the
22 site. Since it's a rate, it's not a total number,
23 it's not the total number of trips in and out of the
24 site, not the total number of parking spaces
25 occupied. We didn't feel -- we felt the proximity

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1 and environment was more important necessarily than
2 matching all the facilities between the two sites.

3 And what the data showed is that that
4 is essentially true, the large site with the
5 extensive parking and the smaller site in the
6 context of a residential dwelling is the way it
7 presents from the street had roughly the same
8 occupancy per vehicle.

9 Comment Number 8: "The TIA states a
10 maximum of 90 vehicles are anticipated to enter and
11 exit the site on a typical Friday midday prayer
12 service. Additional data as to how that was
13 determined shall be provided."

14 That was provided based on data
15 provided from the client. He's looking at the
16 previous operation of the mosque on the property and
17 anticipating that that congregation, if you will, is
18 going to stay largely intact, so that the people
19 going to the site in '22 are going to be the same
20 people that were going there in 2024.

21 At the April 3rd, '24 planning board
22 hearing testimony was provided that none of the
23 amenity space would be utilized during scheduled
24 prayers. Certainly, we are all in agreement with
25 that; the primary prayers when they're occurring

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1 will be the only thing that's happening on the
2 subject property.

3 The masjid, the people who run the
4 masjid will have control over the operations and,
5 certainly, it's going to be one thing at a time.
6 It's not going to be all uses occupied and in use at
7 once.

8 ATTORNEY SACHS: And if I could just
9 comment on that, I don't know if Mr. Fishinger or
10 Mr. Cornell want us to provide some type of
11 statement as to when those uses will be in service.
12 Obviously, it's not going to be when ritual
13 activities occur.

14 ENGINEER FISHINGER: And just to
15 clarify, that was the intent of this comment is, I
16 understand you're not going to have a basketball
17 game at the same time as prayer, but then when are
18 you using the basketball court, the running track,
19 the other parts of the site? [Request]

20 ATTORNEY SACHS: That's fine. We can
21 provide that.

22 THE WITNESS: The trip generation
23 estimates for the entire facility should be provided
24 for the weekday morning, evening, Saturday midday
25 time periods based on the requested schedule of

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 47</p> <p>1 activities. Should include estimates for the 2 classroom space, multipurpose hall, exercise area, 3 and so on.</p> <p>4 You know, to a degree, we have provided 5 that already, it was included in the initial traffic 6 study. I believe some testimony had been provided 7 at the last hearing with regards to operations 8 beyond those Friday prayer services, but we can fine 9 tune that and resubmit for the board's 10 consideration.</p> <p>11 Comment Number 11, trip distribution: 12 "It appears from the information provided that the 13 trip distribution for the site is based on the count 14 data collected in April of '22. " That is certainly 15 correct.</p> <p>16 "Additional information and testimony 17 should be provided regarding the applicability of 18 using peak event distribution for a typical prayer 19 service." Well, the people that go to church on 20 Christmas are the same people that go to church on a 21 regular Sunday. You know, we have data at the site 22 when it was operating as a mosque. I don't know 23 that providing a projection based on population 24 studies of the surrounding areas would give you 25 anything more concrete than what we already have.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 49</p> <p>1 spaces.</p> <p>2 And to the extent that a variance is 3 needed, you know, that would be a justification for 4 it, along with the fact that that parking 5 calculation still is 113 spaces, includes those 6 other uses like the gymnasium in the calculation 7 which takes up a significant portion of that 8 requirement.</p> <p>9 ATTORNEY SACHS: If I may, 10 Mr. Stimmel, obviously you're the planner in this 11 application as well. I'm assuming you will be 12 covering that in your planning testimony as well?</p> <p>13 THE WITNESS: Yes, we'll be revisiting 14 the parking, I'm sure, when we get to the planning 15 testimony.</p> <p>16 Comment Number 2, under parking notes 17 that: "The ITE <i>Parking Generation Manual</i> has very 18 limited parking data for mosques. With an average 19 parking rate of 20.38 spaces per 1,000 square feet 20 this results in a requirement of 95 parking spaces." 21 Obviously, 900 parking spaces is well 22 beyond anything we would reasonably ever expect to 23 see associated with this congregation. They already 24 hold their bigger events off campus either at the 25 high school or at the War Memorial -- War Memorial</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 48</p> <p>1 Capacity analysis -- and some of this 2 is sort of restating the earlier comment, I think, 3 about the additional peak periods. We have been 4 through this extensively with the CME and county. 5 We provided the data and the times of days of the 6 week, which we think reflect the peak periods for 7 the mosque. And, you know, it's up to the board to 8 determine whether -- whether they feel that it's 9 sufficient or not.</p> <p>10 Number 13 talks about the queues again. 11 Then it starts with the site plan 12 oriented comments. The first comment under parking: 13 "The plans indicate a parking requirement of 377 14 spaces calculated using one space per three 15 occupants, based on room occupancy." 377 spaces is 16 more people than they have in the congregation. 17 I went through this before but the 18 calculation based on the square footage of the 19 assembly space is appropriate given the context 20 here, as there's no defined seating. And when you 21 use that calculation, you come up with the 22 requirement of 113 parking spaces. We're providing 23 109 parking spaces, but for that critical Friday 24 prayer service there's going to be two sessions so 25 effectively it's going to operate as 218 parking</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 50</p> <p>1 High School or at the park, depending on weather 2 conditions. 905 is far beyond what is going to be 3 on this property. You know, he acknowledges the ITE 4 data is based on smaller facilities. We don't feel 5 that's appropriate for the proposed use.</p> <p>6 "Based on the analysis of the April '22 7 data, 180 vehicles are on-site between 1:30 and 8 1:45 p.m. Additional testimony shall be provided 9 how parking will be accommodated during peak events, 10 such as the one counted in April of '22 as 109 11 parking spaces are provided."</p> <p>12 Lost my place -- so again, April '22 13 data, holiday traffic with the mosque having a 14 single service. We anticipate that the traffic on a 15 typical Friday afternoon will be much lower and the 16 site will be providing two Friday afternoon services 17 effectively splitting the demand between them.</p> <p>18 Comment Number 4 -- 19 ATTORNEY SACHS: Before you get to 20 Comment Number 4, let me just follow up on Comment 21 Number 3 on parking. So the data that you collected 22 on April of 2022 was one of the major religious 23 holidays in the Muslim religion; is that correct? 24 THE WITNESS: Correct. 25 ATTORNEY SACHS: And I know you read</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">51</p> <p>1 the transcript from the last hearing, but we've 2 already committed to the fact that that type of 3 event will not occur on the site, it will either 4 occur at the Sayreville Memorial or occur at the 5 park. In fact, I think that particular holiday, 6 it's going to occur at the park so.</p> <p>7 Is that your understanding?</p> <p>8 THE WITNESS: Understood. Yes, I 9 think I mentioned that but in case I didn't, the 10 larger events, the holidays, festivals, special 11 occasions will be held off-site at the high school 12 or the park.</p> <p>13 MEMBER ALLEGRE: Mr. Chairman, can I 14 ask a question, please?</p> <p>15 CHAIRMAN TIGHE: Go ahead.</p> <p>16 MEMBER ALLEGRE: So in April 2022, you 17 had a large ceremony, service, at the smaller 18 facility. From the client, we would like to hear 19 why would you not have it at your large facility?</p> <p>20 ATTORNEY SACHS: Why? Because, first 21 of all, that was one of the recommendations of your 22 staff.</p> <p>23 And secondly, that's something that, 24 since the mosque has been closed, that is what we 25 have been doing. I think it's Eid and one of the</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">53</p> <p>1 THE WITNESS: Oh, no, sorry. 2 Certainly not. I mentioned that right at the 3 beginning. Typically we rely on data published by 4 the ITE, in a publication called <i>Trip Generation</i>. 5 It's on, I believe the 11th Edition now. We also 6 relied on data published by the DOT for various 7 types of land uses.</p> <p>8 The ITE data for mosques is limited to 9 two sites, which were much smaller than the proposed 10 facility. The DOT didn't have any published data 11 for a mosque so --</p> <p>12 MEMBER ALLEGRE: Can I ask you the 13 size of the facility for the study?</p> <p>14 THE WITNESS: Pardon?</p> <p>15 MEMBER ALLEGRE: In the ITE, the two 16 cases you referenced --</p> <p>17 THE WITNESS: Yes?</p> <p>18 MEMBER ALLEGRE: -- what were those 19 sizes?</p> <p>20 THE WITNESS: I don't have that number 21 right at my fingertips.</p> <p>22 MEMBER ALLEGRE: I'm curious to know.</p> <p>23 THE WITNESS: It was less than 10,000 24 square feet.</p> <p>25 MEMBER ALLEGRE: And we would like to</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">52</p> <p>1 other holidays have occurred off-site, and we have 2 committed to that. I believe we made that certainly 3 that commitment at the last hearing as well.</p> <p>4 VICE-CHAIRMAN MULLER: Mr. Chairman, 5 may I ask a question.</p> <p>6 Mr. Stimmel, you mentioned 113 parking 7 spaces were needed in your view. The ordinance, I 8 believe, requires 377. And the ITE, 6th Edition, 9 <i>Parking Generation Manual</i> would require I think 905.</p> <p>10 So I don't understand how you calculate 11 your 113.</p> <p>12 MEMBER OF THE AUDIENCE: Thank you.</p> <p>13 MEMBER OF THE AUDIENCE: Thank you.</p> <p>14 MEMBER ALLEGRE: And to further the 15 question, is it industry standard to base your 16 engineering on what a client tells you versus some 17 kind of code -- building code or industry standard?</p> <p>18 MEMBER OF THE AUDIENCE: Thank you.</p> <p>19 THE WITNESS: Certainly not.</p> <p>20 MEMBER ALLEGRE: Say that again 21 please. Certainly...</p> <p>22 ATTORNEY SACHS: I think he's going to 23 provide with you an answer.</p> <p>24 MEMBER ALLEGRE: I thought he said 25 "certainly" and something else.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">54</p> <p>1 know how many parking spaces those two facilities 2 have.</p> <p>3 ATTORNEY SACHS: I think, Mr. Stimmel, 4 before you go further, when you're talking about the 5 historical data, you're talking about historical 6 data that is in the Institute of Transportation 7 Engineers Manual --</p> <p>8 THE WITNESS: Correct.</p> <p>9 ATTORNEY SACHS: -- which is not 10 necessarily applicable to a site in New Jersey, per 11 se, because that's a national publication.</p> <p>12 And secondly, you did do counts at 13 other facilities in New Jersey that are operational; 14 did you not?</p> <p>15 THE WITNESS: First things first, I'll 16 defend the ITE a little bit. You know, if you get 17 ten traffic studies for ten different uses, I would 18 say that ten out of ten are going to use that ITE 19 data, except for the rare circumstance where you 20 have something like this, where they don't have a 21 lot of data.</p> <p>22 Just looking at my notes, the ITE 23 provides parking data in <i>Parking Generation</i> -- 24 they're two separate publications, <i>Trip Generation</i> 25 and <i>Parking Generation</i>, which was updated in October</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">55</p> <p>1 of '23.</p> <p>2 The <i>Parking Generation</i> references the</p> <p>3 sample size of three sites with an average area of</p> <p>4 4,700 square feet of floor space. So that has a</p> <p>5 parking requirement of 28.38 spaces per 1,000 square</p> <p>6 feet. And I think that's where the calculation of</p> <p>7 905 comes in.</p> <p>8 The other number that I referenced was</p> <p>9 based on the Sayreville ordinance, and I'm having a</p> <p>10 hard time putting my finger on it right now because</p> <p>11 I've got about 200 pages of notes -- "Parking</p> <p>12 requirement for house of worship, one for each three</p> <p>13 seats. Where the specific amount of seating is</p> <p>14 undetermined, then one parking space shall be</p> <p>15 required for each 250 square feet of assemblage</p> <p>16 area." So there's not defined seating in the -- in</p> <p>17 the prayer areas, the congregation hall.</p> <p>18 When we had submitted an earlier</p> <p>19 version of the site plan, we had based the parking</p> <p>20 calculation I believe correctly off of that</p> <p>21 requirement for one space per 250 square feet of</p> <p>22 assemblage area, plus the gymnasium, plus the office</p> <p>23 and so on. And that's where the 113 came from.</p> <p>24 I think that the 300-some number is far</p> <p>25 beyond what the applicant is going to require.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">57</p> <p>1 the two properties where we collected data. We</p> <p>2 could take a look at the trip generation and the</p> <p>3 parking demand for that and confer with</p> <p>4 Mr. Fishinger, prior to the next meeting to see if</p> <p>5 he felt that that data was appropriate.</p> <p>6 ATTORNEY SACHS: And one other point</p> <p>7 just so the record is clear, when you talk about the</p> <p>8 fact that traditionally there are no seats in a</p> <p>9 mosque, there are no seats in the mosque; is that</p> <p>10 correct?</p> <p>11 THE WITNESS: That's my understanding.</p> <p>12 ATTORNEY SACHS: All right. And, in</p> <p>13 fact, the prayers occur on a prayer mat. So,</p> <p>14 therefore, you're basing the parking calculation and</p> <p>15 the required number of parking spaces is then based</p> <p>16 upon the square footage taking into consideration</p> <p>17 those prayer mats?</p> <p>18 THE WITNESS: Yes.</p> <p>19 ATTORNEY SACHS: Okay. All right.</p> <p>20 Why don't we proceed. I know there are some other</p> <p>21 comments that Mr. Fishinger had.</p> <p>22 THE WITNESS: I lost track. Do you</p> <p>23 know what number I was on?</p> <p>24 ATTORNEY SACHS: I think we were --</p> <p>25 let's see, we were --</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">56</p> <p>1 Better, of course, than the 900 number from the ITE</p> <p>2 data, but that is what the -- that is what that is</p> <p>3 based on.</p> <p>4 So separating that issue from the trip</p> <p>5 generation, we did have traffic data collected at</p> <p>6 the existing site when it was in operation. The</p> <p>7 size of the building is going to be a lot bigger but</p> <p>8 the congregation is going to be the same. The</p> <p>9 congregation is anticipated to move from the old</p> <p>10 site to the new site. It's not a gas station. It's</p> <p>11 not a fast food. Nobody is going to decide to stop</p> <p>12 in here for Friday prayers because they opened a</p> <p>13 shiny new location. These are the people that are</p> <p>14 in the area; it's drawn from the surrounding area.</p> <p>15 ATTORNEY SACHS: I would just, again,</p> <p>16 for the purity of the record. Thank you,</p> <p>17 Mr. Chairman.</p> <p>18 Okay, I didn't mean to cut you off,</p> <p>19 Mr. Stimmel, so why don't you finish what you were</p> <p>20 saying? I'm sorry.</p> <p>21 THE WITNESS: So that's how we arrived</p> <p>22 at the data we used in preparation for the study.</p> <p>23 We do have data collected at two other</p> <p>24 sites, which we could -- the one that is more of an</p> <p>25 apples-to-apples comparison, that was the larger of</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">58</p> <p>1 CHAIRMAN TIGHE: Four.</p> <p>2 THE WITNESS: Four, under "parking."</p> <p>3 60 to 90 cars was based on information provided by</p> <p>4 the client, the capacity of two persons per car is</p> <p>5 slightly higher than the data collected at other</p> <p>6 sites. But assuming an occupancy of 1.85 persons</p> <p>7 per car, which is the average of the two sites where</p> <p>8 I collected data, at 60 to 90 vehicles equates to</p> <p>9 111 to 167 persons.</p> <p>10 Number 5 under parking: "The TIS</p> <p>11 assumes 90 vehicles in and 90 vehicles out during</p> <p>12 the Friday midday peak, since two services are</p> <p>13 proposed, please provide justification on how the</p> <p>14 proposed 109 space parking lot will accommodate both</p> <p>15 prayer sessions, especially during the 30-minute</p> <p>16 period between sessions when one is ending and the</p> <p>17 next is beginning. "</p> <p>18 The services are relatively short</p> <p>19 during the middle of the day. The half hour between</p> <p>20 sessions is expected to be more than enough to clear</p> <p>21 out the property.</p> <p>22 You know, I think this is not an</p> <p>23 uncommon situation at other houses of worship,</p> <p>24 churches and things, where they have multiple</p> <p>25 services in a given day.</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">59</p> <p>1 The next comment, "Additional 2 information or testimony should be provided, 3 regarding the tandem parking spaces under the 4 building." 5 The tandem parking is limited to six 6 spaces in the underground parking area, so three 7 sets -- three pairs of two parking spaces. Those 8 are intended for use. The interior spaces will be 9 used by the Iman and the mosque staff, so they will 10 linger a little bit after the services are over and 11 those won't turn over. 12 "Site plan and internal circulation 13 Comment 7, Sheets 9 and 10 of the site plans include 14 vehicle-turning templates for the site including a 15 passenger car, garbage truck, SU-30 delivery truck, 16 and fire truck. We recommend that the turning plans 17 be revised to eliminate overlapping paths as it is 18 difficult to review." We have no issue making that 19 revision and we'll provide. 20 Number 8, "Based on the information 21 provided, it appears that the garbage truck and the 22 SU-30 truck cross the driveway centerline to 23 complete their maneuvers." That is true, that does 24 occur. Obviously the garbage truck and any 25 deliveries to the site are going to be occurring</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">61</p> <p>1 provide that. 2 THE WITNESS: Comment Number 10 3 relates to additional turning templates. We can 4 provide that. 5 Comment Number 11 says, "The site plan 6 should be revised to accommodate the left turn 7 prohibition cited in the March 12th TIA update. The 8 concrete island is recommended to discourage left 9 turns out of the site at this location." 10 We don't have any issue with providing 11 it, obviously, subject to county approval, assuming 12 we can get county to buy in on that driveway 13 recommendation. 14 "Justification for the need for two 15 driveways shall be provided, pair of one-way 16 driveways may be more appropriate for the proposed 17 use." 18 And again, and I know I've said this a 19 dozen times, we've had a lot of meetings with the 20 county. We were back and forth with the driveway 21 configurations. We looked at, you know, one 22 entrance driveway, one exit driveway. We looked at 23 eliminating the left turns out of the site. We 24 looked at the deceleration lane. We looked at a 25 plethora of options and this is what ended up being</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">60</p> <p>1 outside of peak hours, essentially when the site is 2 empty. 3 We have the driveway configuration that 4 we have based on a number of meetings with the 5 county as well as CME Associates. This truck 6 encroachment with the exiting maneuver is going to 7 occur on a very limited basis and we believe it's a 8 better design choice to keep the driveways the way 9 they are. 10 And again, this is something that the 11 county has given Conditional Approval to, and none 12 of those conditions relate to the configuration of 13 the driveways, I should add. 14 Comment Number 9, "Additional 15 information of testimony should be provided 16 regarding the likelihood of school buses or charter 17 buses to be on the site and the site layout should 18 be redesigned accordingly to accommodate buses." 19 ATTORNEY SACHS: Well, all right. I 20 guess I can comment on that point. Right now we 21 don't anticipate having any buses. 22 Certainly, Mr. Fishinger, I guess, we 23 can have that conversation with you. If there's an 24 area that we can designate as a drop-off area for 25 any buses in the future, I'm sure we can probably</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">62</p> <p>1 proposed. 2 We felt that the driveway 3 configuration, and I believe the county concurred on 4 this, was the best option to allow site traffic to 5 disperse quickly to promote safe and efficient 6 access to all areas of the site to improve 7 circulation and -- and in the occasion that this 8 would occur, to allow for a second access point in 9 the case of construction or emergency situations. 10 Comment Number 13 talks about the 11 connection between the sidewalk along Ernston Road 12 and the front of the site. I think Mr. Sachs has 13 already indicated that the client is willing to 14 provide this, subject to county approval. 15 Comment Number 14 talks about monitors 16 during the Friday services to direct traffic on 17 site. And then goes on to mention also the police 18 traffic control on-site every Friday. 19 So there's two separate groups there, 20 there's the police traffic director would be 21 uniformed police officer directing traffic from the 22 roadway. The second is the monitor who is on-site 23 directing people within the subject property as to 24 where they can park, where there's parking 25 available, where the lot is full and so on.</p>

1 So the police in the roadway, mosque
2 staff or community members within the interior of
3 the site.

4 ATTORNEY SACHS: All right. And,
5 Mr. Stimmel, I guess, of course, those monitors
6 could be trained to, obviously, know what the proper
7 public safety would be with respect to the internal
8 circulation; is that correct?

9 THE WITNESS: Sure. I think that, you
10 know, there is traffic classes available for
11 construction workers to direct traffic at
12 construction sites. I'm sure there would be
13 something available for this type of situation.

14 ATTORNEY SACHS: Okay. So I believe
15 you have covered Mr. Fishing's report.

16 Is there anything else that you need to
17 add at this particular point, Mr. Stimmel?

18 THE WITNESS: With the understanding
19 that the planning testimony will be separate and
20 later, that is everything I wanted to say in terms
21 of the traffic.

22 CHAIRMAN TIGHE: All right, Mr. Sachs,
23 I have a question for your expert.

24 ATTORNEY SACHS: Sure.

25 CHAIRMAN TIGHE: You've got 180

1 spaces. Friday afternoon I got a cop out front
2 directing traffic. You get 140 people to come to
3 the first one and 40 for the second one. What do we
4 do?

5 THE WITNESS: Fair question. We have
6 got 109 spaces proposed, just to clear it up for the
7 sake of the record.

8 You know, we anticipate a relatively
9 even distribution. It's just going to depend on
10 what works best for people's schedules. But if the
11 situation arises where we have more people attending
12 one service than the other, then there will have to
13 be direction from inside the community to shift to
14 one or the other.

15 ATTORNEY SACHS: Mr. Chairman, let me
16 just follow up on that point as well. We do have
17 the availability of parking on the other -- at the
18 church, which is located, I think in Old Bridge if
19 I'm not mistaken, if necessary.

20 CHAIRMAN TIGHE: Saint Bernadette's,
21 up the hill? Okay. Quite a walk.

22 ATTORNEY SACHS: And that's
23 something -- we're going to provide some type of
24 letter from them indicating that that arrangement
25 can occur. And reciprocally they would be able to

1 use our site, if necessary, during Christmas,
2 Easter, whatever might be necessary.

3 CHAIRMAN TIGHE: All right. Any
4 questions from the board?

5 MEMBER ALLEGRE: Yeah, specifically,
6 the question was asked about will police be used
7 every Friday during service?

8 ATTORNEY SACHS: Yes.

9 MEMBER ALLEGRE: I don't think that
10 question was answered by your engineer.

11 Mr. Stimmel?

12 THE WITNESS: Yes, that's my
13 understanding, there will be police every Friday
14 during those peak Friday afternoon services.

15 MEMBER VOLOSIN: On Question Number 9,
16 you indicated that you would provide access for
17 buses to go through. Would that traffic pattern
18 take away any parking places?

19 ATTORNEY SACHS: You're talking about,
20 -- Mr. Volosin, you're talking about if we had a
21 designated drop-off zone for the bus parking?

22 MEMBER VOLOSIN: Right.

23 ATTORNEY SACHS: I don't know. But
24 again, we don't anticipate having any buses coming
25 to the site. Saint Bernadette's is close enough

1 that pedestrians will be able to access our site
2 from their site.

3 MEMBER ALLEGRE: The last testimony
4 was that there was shuttles, when the school is
5 closed. What shuttles would you be using?

6 ATTORNEY SACHS: No, I think we spoke
7 about the fact that there would be off-site services
8 for the holidays -- for Ramadan, I believe we spoke
9 about that. Yes, for Ramadan, we may have to have
10 parking off-site.

11 MEMBER ALLEGRE: Shuttle over to this?

12 ATTORNEY SACHS: Yeah.

13 MEMBER ALLEGRE: So what type of --
14 the question would be where your drop off will be.

15 ATTORNEY SACHS: Yeah, we're going to
16 have to...

17 MEMBER ALLEGRE: Can the bus navigate
18 through the parking?

19 ATTORNEY SACHS: Yeah, we're going to
20 have to look at the plan and see what kind of
21 revisions we could make.

22 Or, Mr. Khan, if you want to respond to
23 it now?

24 ADNAN KHAN: I need to...

25 ATTORNEY SACHS: You're still under

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1 oath from last time.

2 ADNAN KHAN: First of all, I believe

3 that was the biggest concern by the county as well

4 when we were designing this thing, like what kind of

5 vehicles are expected. And it was my understanding

6 that they're not anticipating any buses.

7 However, in the front, we have room on

8 the drive aisle that we can do a temporary pickup

9 and drop-off, without sacrificing any parking. So

10 if needed, we can provide temporary short-term

11 drop-off -- pickup and drop-off.

12 ATTORNEY SORDILLO: Mr. Sachs, please,

13 I know the witness has already been sworn in and

14 testified, but we just have to identify who just

15 spoke for record.

16 ATTORNEY SACHS: Yes.

17 ATTORNEY SORDILLO: And confirm that he

18 understands he's still under oath.

19 ATTORNEY SACHS: I will.

20 Mr. Sordillo, yes, that was Mr. Adnan

21 Khan who testified in the April 3rd, 2024, meeting.

22 He's a licensed professional engineer. He's the

23 project engineer who prepared the site plan.

24 And Mr. Khan, just to follow up and

25 again, I think I told you were still under oath.

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1 You will continue to be under oath for the duration

2 of any of these hearings. We could provide some

3 type of small detail on the site plan showing where

4 that is located?

5 ADNAN KHAN: Yes, we can.

6 CHAIRMAN TIGHE: Any other questions

7 from the board?

8 MEMBER VOLOSIN: Mr. Stimmel, in your

9 calculations, down the road, about a half a mile

10 down the road at the intersection of Bordentown

11 Avenue and Cheesequake Road, they just redesigned

12 the intersection to accommodate future truck traffic

13 coming out of the three new warehouses coming out on

14 Cheesequake Road.

15 Have you in your calculations included

16 or indicated any of that traffic volume at the

17 intersection of Bordentown and Ernston Road?

18 THE WITNESS: I'm sorry, where was the

19 location of the warehouse?

20 CHAIRMAN TIGHE: All right, that's

21 enough.

22 MEMBER VOLOSIN: There were just three

23 new warehouses built on Cheesequake Road. And they

24 just redesigned the intersection of Cheesequake Road

25 and Bordentown Avenue to accommodate the trucks that

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1 are going to come out of that facility and obviously

2 go up or down Bordentown Avenue.

3 Have you included those calculations in

4 your intersection at Ernston Road?

5 THE WITNESS: We performed our latest

6 traffic counts on March 1st, so about two months

7 ago. Were they -- was the warehouse open at that

8 time?

9 Because I contacted the zoning

10 department in Sayreville and the zoning department

11 in Old Bridge and they told me that there were no

12 new developments in planning or under construction

13 which would impact traffic along Ernston Road in

14 front of our site. And they were obviously familiar

15 with those --

16 CHAIRMAN TIGHE: The warehouses that

17 we're talking about are going to have a Certificate

18 of Occupation within a month or so, they're built,

19 they're ready to go, they're just waiting for the

20 okay. So, of course, you hadn't...

21 ATTORNEY SACHS: Right. And,

22 Mr. Chairman, just my knowledge of what probably was

23 in the deliberations -- I don't know if it was a

24 zoning board application or a planning board

25 application, it sounds like it may have been

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1 planning board since you're all familiar with it --

2 we're going to take a look at those traffic reports

3 that were provided because that usually indicates

4 the distribution of how traffic is going to be

5 distributed, where it's going to go, et cetera.

6 So I appreciate you providing us with

7 that information. We'll look into that. And if we

8 can get copies of those reports, I'm sure

9 Mr. Cornell can probably provide it for us so.

10 VICE-CHAIRMAN MULLER: Mr. Chair?

11 CHAIRMAN TIGHE: Go ahead.

12 VICE-CHAIRMAN MULLER: Help me

13 understand something. In your site plan there is a

14 parking analysis. And in that parking analysis it

15 says that 324 spaces were required for place of

16 worship, and I believe that was based on one space

17 for each three seats, and you indicate on there 973

18 seats. So you take 973 divide it by three and that

19 gives you 324 spaces needed. That was on your site

20 plan.

21 So what has changed that that's 113

22 now?

23 THE WITNESS: Nothing has changed.

24 The earlier site plan referenced the calculation

25 based on the square footage of the assembly hall

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1 because the Sayreville ordinance states that where
 2 fixed seating is not provided it should be based on
 3 one per 250 square feet, based on the size of the
 4 assembly hall. So based on the review of the
 5 ordinance, I think that is the appropriate standard
 6 to apply.

7 And again, that takes into account the
 8 gym and the office and the other space within the
 9 building as well.

10 VICE-CHAIRMAN MULLER: Well, on your
 11 parking analysis, and again, this is your site plan,
 12 this isn't a document that any of our experts
 13 generated, this is on your site plan.

14 You indicate 973 seats. What is that
 15 based on?

16 THE WITNESS: It's not my site plan,
 17 just to be clear. I'll give it to Mr. Khan.

18 ADNAN KHAN: The parking analysis that
 19 we did, like based on that ordinance, the ordinance
 20 says either -- let me just read it:

21 "Place of worship one space for each
 22 250 square feet or one space for each three seats,
 23 whichever is greater."

24 So in our case that will mean -- again,
 25 until we get the actual occupancy of the building

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1 from the Fire Marshal, we anticipate that, based on
 2 the size the assembly hall, you can probably have an
 3 occupancy close to 900-plus parishioners.

4 So what we did is we took that higher
 5 number and then divided by three, and we came up
 6 with 324 spaces.

7 VICE-CHAIRMAN MULLER: So that was
 8 based on the anticipated occupancy of the worship
 9 area?

10 ADNAN KHAN: That is correct.

11 VICE-CHAIRMAN MULLER: Okay. So why
 12 doesn't that apply; why does 113 apply?

13 Why are we now basing it off the square
 14 footage as opposed to occupancy of the place of
 15 worship?

16 MEMBER OF THE AUDIENCE: Thank you.

17 THE WITNESS: I may have a different
 18 version of the ordinance than Mr. Khan does. The
 19 text that I quoted, "Where the specific amount of
 20 seating is undetermined, then one parking space
 21 shall be required for each 250 square feet of
 22 assemblage area."

23 So there's no fixed seating in the
 24 assembly hall for the place of worship. So that's
 25 why, in my professional opinion, I believe it's

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1 appropriate to use the requirement based on the
 2 square footage, based on the text of your ordinance.

3 VICE-CHAIRMAN MULLER: So you're going
 4 to ignore the potential occupancy of the worship
 5 area and base it off of square footage?

6 And this is occupancy based on your
 7 planner.

8 THE WITNESS: I'm the planner.

9 VICE-CHAIRMAN MULLER: Based upon your
 10 client's planner.

11 MEMBER ALLEGRE: Based upon your
 12 application, for clarity.

13 THE WITNESS: I understand what you're
 14 saying. The assembly hall has no fixed seating,
 15 therefore there is no seats. "Where the specific
 16 amount of seating is undetermined" -- it's
 17 undetermined -- "then one parking space shall be
 18 required for each 250 square feet."

19 That is, in my professional opinion,
 20 the calculation that should be used.

21 VICE-CHAIRMAN MULLER: Okay.

22 THE WITNESS: And setting aside the
 23 fact that there's only 300 people in the
 24 congregation, regardless of whether or not everyone
 25 attends on any given Friday.

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1 MEMBER ALLEGRE: Mr. Stimmel, I'm
 2 going to go back to my earlier question because I
 3 still don't feel I have a clear answer.

4 Do you base your engineering on a code
 5 or an industry standard, or do you base it on what
 6 your client says, whether it's a religious use or a
 7 building or a store?

8 Do you base it on what you are told
 9 will be the store customer base?

10 THE WITNESS: Again, I've answered
 11 this question several times and it's the best
 12 available data.

13 In this case the best available data as
 14 there was no industry data, was the information
 15 regarding the operation on the subject property when
 16 it had been open in '22, and the data provided by
 17 the client as to what they expect the anticipated
 18 occupancy of the site to be.

19 MEMBER ALLEGRE: So there's no other
 20 cases you could have referenced, in the entire
 21 country, to base your data on? It's just a general
 22 question.

23 THE WITNESS: We could look at other
 24 mosque sites.

25 We did collect some data at other

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">75</p> <p>1 mosque sites, but the intention for that to address 2 a specific comment from the board's engineer, was to 3 find out the occupancy of vehicles at those other 4 mosque sites.</p> <p>5 We can go back and look at that data 6 and try to parse that and come up with a correlation 7 between the size of the assembly hall for those 8 buildings and the size of the assembly hall for this 9 building, but as I had said before, I don't believe 10 that's an entirely accurate way to project the 11 traffic for the site.</p> <p>12 I think part of the issue with it is 13 that you're not talking about a typical business; 14 you're not talking about a gas station or a 15 restaurant. It's not going to be drawing traffic 16 from the existing roadway. People that are coming 17 here are coming here with a purpose; they are people 18 that were going here in '22 because it was the 19 closest available mosque where they could do their 20 Friday prayers.</p> <p>21 And that is going to be largely the 22 same. I mean, is there going to be some fluctuation 23 in the congregation over two years? I'm sure there 24 I will be a little bit. But the thought on the 25 applicant's side and, I believe it to be accurate</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">77</p> <p>1 I think the point is, is that the 2 congregants who go to the mosque or were going to 3 the mosque back in 2022 before it closed down, and 4 are now going to this mosque, which is now located 5 elsewhere in Sayreville, are going to be the same 6 ones that are going to go to that mosque, if this 7 boards approves the application, when it is built.</p> <p>8 I mean, it's just like any other house 9 of worship and I think Mr. -- yeah, and I'll get in 10 a second, Adnan -- but I think Mr. Stimmel has 11 indicated that it's not a commercial use. It's not 12 a fast food restaurant. It's not located on 13 Route 9. It's not going to get pass-by traffic. 14 It's a house of worship. That's what it is, plain 15 and simple.</p> <p>16 Mr. Khan, do you want to add anything? 17 ADNAN KHAN: Yeah, I just wanted to 18 give my experience. I have been involved in close 19 to 15 mosques in New Jersey, and quite a few in Old 20 Bridge, I think two or three, which is the next town 21 over.</p> <p>22 Again, based on my experience, and 23 again, I don't know how much it's applicable here, 24 based on my experience, the mosques are started in a 25 town because of necessity, because the closest</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">76</p> <p>1 here, is that the congregation is the congregation. 2 If and when this application is 3 approved, the growth will be slow. It is not going 4 to be like you open up a new fast food place and you 5 have a line of 50 cars out onto the state highway 6 because it's the hot new thing. It just doesn't 7 work that way.</p> <p>8 MEMBER ALLEGRE: Mr. Chairman, it's a 9 beautiful rendition. I would hope to see something 10 like this is well used and well received by all the 11 congregation and the people that come from other 12 areas to come see this as well.</p> <p>13 ATTORNEY SACHS: Well, yes, in theory 14 that's great. However, I think we can all accept 15 and acknowledge the fact that there have been a 16 number of mosques that have been built in 17 surrounding towns over the last few years; for 18 instance, Old Bridge recently had an approval for a 19 new mosque. There's another one in South River. 20 So, you know, years ago there weren't 21 too many mosques, quite frankly, in Central New 22 Jersey. There was one in Piscataway. There was one 23 in North Brunswick. There was one in South 24 Brunswick. But over the last few years there have 25 been -- more mosques have been built.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">78</p> <p>1 mosque is like a few miles away and again, the 2 parishioners are looking for convenience.</p> <p>3 So I would say, except for Friday, of 4 course, people within the area might be coming to, 5 attend the Friday prayers, but 95 percent of the 6 time it's the residents because it's the closest to 7 them. And again, if the congregation grows, and 8 just like in Old Bridge, I think there are, like, 9 three mosques and I think two of them are still 10 working for site plan approvals for two additional 11 mosques, because as a congregation grow -- 12 congregation grows, they understand the limitation 13 of the mosque that they are going to and what they 14 do is, like, they start -- find a place and try to 15 get an approval for a new mosque.</p> <p>16 So that's my experience based, like, 17 over the last 20 years.</p> <p>18 CHAIRMAN TIGHE: John? 19 COUNCILMAN ZEBROWSKI: Thank you, 20 Mr. Chairman.</p> <p>21 Mr. Sachs, actually I do think it is 22 relevant for contextual purposes, when you do bring 23 up two -- two examples of other mosques.</p> <p>24 So what I'm going to ask, and I know 25 you probably don't have this information available,</p>

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1 but I really would -- and I think we would all like
2 to know, the building sizes of the mosques that were
3 used as examples, the size of their membership, the
4 parking capacity and any amenities that they may
5 have as well. That may provide some context for
6 this application and I would appreciate it.
7 [Request]

8 ATTORNEY SACHS: Councilman, I think
9 that's a good suggestion. And I was just talking to
10 my traffic expert and we will provide that for you.

11 COUNCILMAN ZEBROWSKI: Thank you. I
12 have a second question.

13 When the 2022 study was performed while
14 the mosque was still in operation, was there any
15 data in reference to the amount of traffic from the
16 parking that would cross over Ernston Road and onto
17 Route 9 -- to the Route 9 direction?

18 In other words, not traffic that flowed
19 down to Ernston -- down to Ernston down to
20 Bordentown, but that traffic that would cross over
21 and up to Route 9?

22 THE WITNESS: In terms of cars leaving
23 our site and making a left?

24 COUNCILMAN ZEBROWSKI: Yes, correct.

25 THE WITNESS: Yes, that was counted in

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1 the in the '22 study.

2 COUNCILMAN ZEBROWSKI: Could you just
3 remind me if you know what the number was?

4 THE WITNESS: The percentage was about
5 15 to 20 vehicles. I'd have to go back and look at
6 the original counts to give you the number.

7 COUNCILMAN ZEBROWSKI: And what would
8 that be representative of a percentage coming out
9 for each service?

10 THE WITNESS: It was --

11 COUNCILMAN ZEBROWSKI: Is that about
12 30 percent?

13 THE WITNESS: No, no. 15 to
14 20 percent of cars made lefts out of the site
15 driveway.

16 COUNCILMAN ZEBROWSKI: Because I
17 thought you said 15 to 20 cars, so that's why I was
18 asking. I just wanted to clarify, is it percent or
19 cars?

20 THE WITNESS: Percent.

21 COUNCILMAN ZEBROWSKI: Okay, thank
22 you. And one last question, if you know; where is
23 the nearest crosswalk on Ernston Road from -- if
24 they're coming and they're walking from
25 Saint Bernadette's?

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1 THE WITNESS: I don't believe there is
2 one, probably would have to -- would probably have
3 to go to the county, I would imagine, to get one
4 approved at that location.

5 COUNCILMAN ZEBROWSKI: Is that
6 something that the applicant would do? [Request]

7 THE WITNESS: Certainly.

8 COUNCILMAN ZEBROWSKI: Thank you.

9 THE WITNESS: And I think if it came
10 to the point where the sidewalk was connected -- the
11 sidewalk connection was provided, as some of the
12 board members had commented on and the board's
13 traffic expert, I think at that point the county
14 would probably want to see the crosswalk anyway.

15 COUNCILMAN ZEBROWSKI: Thank you.

16 VICE-CHAIRMAN MULLER: Mr. Stimmel,
17 just a few more questions. I understand how you're
18 interpreting the ordinance and I understand what the
19 prospective occupancy is of the worship area. This
20 board has to look at, not what the current
21 congregation is, but how it could grow and what is
22 going to happen in the future.

23 My question to you, you would agree
24 with me, though, that if there is not enough parking
25 at the site, and let's just say you do need 200

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1 spaces and there's only 109 and you have 150 cars
2 that are trying to get into that site, you agree
3 that that parking is going to have an issue on the
4 traffic near the site, right, that backup parking?
5 Correct?

6 THE WITNESS: I'm sorry?

7 CHAIRMAN TIGHE: No. You're good.

8 THE WITNESS: Sorry.

9 CHAIRMAN TIGHE: Keeping the noise
10 down.

11 THE WITNESS: The chairman had his
12 hand up, I thought he was talking to me.

13 CHAIRMAN TIGHE: No, no.

14 THE WITNESS: So I think there's two
15 issues there. The parking lot is at capacity, the
16 monitors that are in the parking lot are going to
17 have to put up a sandwich board or something
18 equivalent by the driveway to show that the parking
19 lot is closed. And I think the police traffic
20 director would know about it.

21 The applicant has agreed to move the
22 major events and the other holidays off-site to the
23 school or to the high school, there's a park, which
24 I think eliminates some of that concern.

25 And then there's also the provision of

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">83</p> <p>1 off-site parking at Saint Bernadette's with the 2 reciprocal agreement that Mr. Sachs was talking 3 about. 4 So I think, you know, between those 5 ideas, I think it addresses the issue of the need 6 for overflow parking. Nobody wants to create a 7 safety situation and we don't believe that we have. 8 In fact, we think that the proposed parking supplies 9 will meet the demand under the majority of 10 circumstances. 11 VICE-CHAIRMAN MULLER: The 6th Edition 12 <i>ITE Parking Generation Manual</i>, do you find that 13 authoritative? 14 THE WITNESS: Yes and no. You know, 15 if you have 100 data points then certainly. If you 16 have two or three data points then less so. 17 VICE-CHAIRMAN MULLER: Have you ever 18 relied upon it in your expert capacity? 19 THE WITNESS: Oh, I had said before, 20 the ITE data, <i>Parking Generation</i>, <i>Trip Generation</i>, I 21 use it all the time. It's the basis for the 22 majority of traffic studies out there. 23 But, you know, as with anything, it 24 says that the -- in one of the first pages of the 25 book it says that you have to use sound engineering,</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">85</p> <p>1 MEMBER SHAH: I have one more 2 question, Mr. Stimmel. 3 So in the 113 parking spaces that you 4 mentioned, does that account for the anticipated 5 background growth for the next five years or ten 6 years? 7 THE WITNESS: The background growth 8 that we were talking about relates to the volume of 9 traffic along the street. 10 In terms of the growth of the 11 congregation, Mr. Khan just spoke about this a 12 little bit, but it's anticipated that the 13 congregation is essentially what it is; the growth 14 is pretty limited. You know, people are born, 15 people die, people move in and out of the area and 16 so on, but it is not something that really draws 17 beyond a fixed area. 18 The demand -- the population, if the 19 demographics in the area change such that there is 20 need for additional mosque capacity, there will be 21 another mosque in another location is the 22 understanding. 23 So, you know, the parking supply is 24 sufficient for the use of the site based on our 25 review of the application. If the size of the</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">84</p> <p>1 judgment, when applying the data, because not all 2 data sets are created equal. 3 So, again, if you have 100 data points 4 versus two or three ts, you're on a lot more sound 5 footing with the 100. 6 VICE-CHAIRMAN MULLER: And in the 7 ordinance, the section that talks about one space 8 for each three seats, do you interpret that to be 9 one parking space per three people, assuming that 10 there's one person per seat? 11 THE WITNESS: It says, "where the 12 specific amount of seating is undetermined," so I 13 don't take it that way. I take it to be based on 14 the seating. 15 So if you are thinking of a Catholic 16 church, like I'm used to, you count the number of 17 seats or count the number of pews and base your 18 calculation that way. 19 VICE-CHAIRMAN MULLER: The assumption 20 is you're going to have one person in one seat? 21 THE WITNESS: Aside from infants, I 22 would assume, yes. 23 VICE-CHAIRMAN MULLER: Thank you. 24 MEMBER OF THE AUDIENCE: There's no 25 seats.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">86</p> <p>1 congregation were to double, it wouldn't necessarily 2 -- it wouldn't likely mean that we would provide 3 double the parking, it would mean that there would 4 be another mosque created somewhere further down the 5 road. 6 MEMBER SHAH: And my second question 7 is, like you said, if you make an arrangement with 8 Saint Bernadette's where your parishioners will be 9 crossing the road and coming over, have you 10 calculated that in your traffic study, how that will 11 stop the traffic from flowing on Ernston Road? 12 THE WITNESS: Well, again, I think it 13 goes back to the police traffic director; I think 14 they're going to be cognizant of people crossing the 15 road. 16 There were a few people crossing the 17 road under those counts that I watched the video of 18 from '22. You know, they didn't really seem to have 19 a problem with it. There's a lot of traffic, 20 certainly, but there were gaps in the traffic. And 21 then if the traffic was stopped by the queue, they 22 would just sort of sweep through. 23 We don't certainly advocate jaywalking, 24 but it was something that was observed under the 25 existing condition.</p>

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1 MEMBER SHAH: Thank you.

2 VICE-CHAIRMAN MULLER: Mr. Stimmel,

3 just one follow-up. And this can be directed to

4 everyone, not -- I don't know if you will be able to

5 answer this but, is everyone who comes in to worship

6 have to have a prayer rug? No, okay.

7 THE WITNESS: That would not be a

8 question for me.

9 VICE-CHAIRMAN MULLER: Okay.

10 ADNAN KHAN: Yeah, no, they're not.

11 Usually the prayer area is all carpeted with the

12 prayer spaces marked.

13 VICE-CHAIRMAN MULLER: It's not one

14 parishioner/worshiper needs a rug? What is the

15 correlation as to --

16 ADNAN KHAN: Usually it's a carpet,

17 wall-to-wall carpet with some -- what I would call

18 architectural or religious design on it designating

19 a prayer space for each individual person. It's a

20 wall-to-wall carpet.

21 It's a custom carpet that is like a --

22 kind of like laid to designate each space.

23 VICE-CHAIRMAN MULLER: Okay. So it's

24 not that everyone has to come in with their own

25 prayer carpet --

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1 ADNAN KHAN: No.

2 VICE-CHAIRMAN MULLER: -- it's already

3 there? Okay.

4 THE WITNESS: It's already in.

5 VICE-CHAIRMAN MULLER: Understood.

6 Thank you.

7 ATTORNEY SORDILLO: Mr. Chairman?

8 CHAIRMAN TIGHE: Go ahead.

9 ATTORNEY SORDILLO: Mr. Chairman, just

10 before we go on, because I know our traffic engineer

11 has a lot of questions, but I just want to clarify,

12 if I may, Mr. Chairman, just a couple of testimony

13 items that were there, just for the record-keeping

14 purposes.

15 One was -- and I understand, and this

16 is also to help the board, I think we've talked

17 about it, most board members understand now, but our

18 ordinances provide for these places of worship two

19 ways of calculating parking requirements. One is

20 based on seating and one is based on the square

21 footage of the worship space.

22 So what I understand -- this is where I

23 just want to clarify the record -- is that the

24 calculations that the traffic expert has been

25 testifying to when he came up with 113 spaces, is

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1 based upon the -- not the number of seats but the

2 square footage of the traffic spaces, correct,

3 meaning the requirement of one space for 250 square

4 feet?

5 THE WITNESS: Correct.

6 ATTORNEY SORDILLO: Now, for my

7 purposes this is my question to follow up on that,

8 is to get to the 113 spaces, what was the square

9 footage you utilized for that calculation?

10 Because I know there has been some, you

11 know, back and forth as to the total square footage

12 of worship space. I just want to make sure the

13 record is clear as to what was the square footage

14 utilized to calculate 113 spaces.

15 THE WITNESS: I would have to go back

16 and pull my notes for that. I don't have that

17 number at my fingertips.

18 ATTORNEY SORDILLO: Okay. All right,

19 if we could just, Mr. Sachs, if we can have that

20 information, I think it's important to understand.

21 Because then the board will then understand what the

22 square footage of the actual worship space is being

23 considered for use when he came up with the parking

24 calculations. [Request]

25 MEMBER ALLEGRE: Can you clarify the

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1 ordinance for me? Clarify the ordinance for me --

2 (Stenographer interruption.)

3 MEMBER ALLEGRE: Sorry. Is it seating,

4 fixed seating or seating?

5 ATTORNEY SORDILLO: It just provides

6 seating. So that -- so sitting here.

7 MEMBER ALLEGRE: So if you're sitting

8 here today, nothing is fixed; we base it on chairs

9 that we bring in?

10 ATTORNEY SORDILLO: I would have to

11 defer to our engineer as to whether or not that is,

12 you know, considered fixed seating or just seating.

13 My understanding is seating, you know,

14 depending if it's folding chairs or moving chairs,

15 it's based on the permitted seating, but I will

16 defer to our engineer to answer that question.

17 VICE-CHAIRMAN MULLER: Just for the

18 record, I mean, the questions I had were based upon

19 your site plan, and this is where I got very

20 confused because in the site plan there was a

21 parking analysis that you provided and it did

22 indicate there was going to be 973 seats. So I was

23 trying to correlate what "a seat" meant as opposed

24 to there is not being seats here.

25 So that's why I'm confused when the

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1 traffic expert comes up and says, "no, the real
2 number is 113," because I was basing my questions
3 off your very own parking analysis.
4 So that's the disconnect I have. There
5 is a potential occupancy of 973 people in the
6 worship area and the question is, what is the
7 sufficient parking for that potential maximum
8 occupancy?
9 ATTORNEY SACHS: And maybe I can
10 respond to that, and maybe there is an error on the
11 actual Page 1 of the site plan, which is going to
12 have to be corrected, but the testimony for
13 consideration by this board is what Mr. Stimmel
14 testified to today, that the parking calculation,
15 because there are no seats in the mosque, all right,
16 it has to be based on square footage -- and we'll
17 get that number, as Mr. Sordillo asked, as to how we
18 calculated the 113.
19 VICE-CHAIRMAN MULLER: I think it was
20 14,941 square feet in the worship area, so I think
21 that's where it comes from, but I'm not testifying.
22 THE WITNESS: Yes, that's it, 14,941.
23 MEMBER ALLEGRE: A question for
24 Mr. Khan.
25 Can you describe the wall-to-wall

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1 carpet for us, please; there's an architectural
2 design in the carpet?
3 ADNAN KHAN: Yes. Let's say it's a
4 carpet like this, so what it is, like again,
5 everybody who comes to the mosque for praying, they
6 have to stand in a straight line. So they will
7 stand in a straight line, you will see the carpet
8 like this marked -- I would say 4, 4-and-a-half-feet
9 long, and then there will be these lines. And then
10 each section -- I don't want to say section -- each
11 row will be further marked with some kind of
12 architectural feature, Islamic architectural feature
13 to designate each space so that a person can come
14 and stand in there.
15 So I would say it's about like 3 feet
16 by 5 feet on an average.
17 MEMBER ALLEGRE: Does the entire room
18 have carpet?
19 ADNAN KHAN: What is that?
20 MEMBER ALLEGRE: The entire room
21 carpeted? You said "wall-to-wall."
22 ADNAN KHAN: The prayer area, yes.
23 The prayer area.
24 MEMBER ALLEGRE: So how many of these
25 architectural spaces are shown -- are going to be on

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1 the flooring?
2 ADNAN KHAN: It depends on the length
3 and width of the room.
4 MEMBER ALLEGRE: So we don't know the --
5 ATTORNEY SACHS: Mr. Allegre, what
6 we're going to provide for you is --
7 ADNAN KHAN: Provide a sample.
8 ATTORNEY SACHS: Let me finish. We're
9 going to provide a layout and we're going to show
10 exactly where those destinations will be so that you
11 will know exactly how many parishioners will be
12 inside that ritual room.
13 MEMBER ALLEGRE: Do you have an
14 estimated number of architectural designs that you
15 already --
16 ATTORNEY SACHS: We're going to
17 provide that based upon the square footage of this,
18 of this ritual area. And we'll provide that for
19 you. [Request]
20 MEMBER ALLEGRE: So I think that's
21 maybe some of the issue that everyone is having,
22 right; you don't know how many you're going to have,
23 but yet you have the engineering behind it completed
24 already.
25 ATTORNEY SACHS: Well, no. We know

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1 how big the ritual area is. We know that the -- and
2 I don't want to use the term, "prayer mat" because
3 in the older mosques which aren't as modern as the
4 one that's being proposed, everybody would bring in
5 their own prayer mat, and usually they're probably
6 3-by-5, 3-by-6.
7 ADNAN KHAN: And I think the
8 architecture --
9 CHAIRMAN TIGHE: We can't have people
10 talking.
11 ADNAN KHAN: I think the architectural
12 plan --
13 MEMBER OF THE AUDIENCE: Don't talk to
14 us disrespectfully.
15 CHAIRMAN TIGHE: Listen, all I'm
16 asking you is for you to be respectful, that's all.
17 MEMBER OF THE AUDIENCE: We are.
18 CHAIRMAN TIGHE: We can't hear if
19 you're talking. Thank you.
20 Apologize, go ahead.
21 ADNAN KHAN: The architectural plan,
22 if I remember right, it shows the layout of the
23 prayer area with those rectangles marked on the plan
24 which is pretty much a space. That's how they come
25 up with this 900-and-change.

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">95</p> <p>1 MEMBER ALLEGRE: On the architectural 2 plan?</p> <p>3 ADNAN KHAN: I believe it is.</p> <p>4 ATTORNEY SACHS: I believe it is, yes. 5 And if it's not, we'll provide it for you.</p> <p>6 ATTORNEY SORDILLO: Mr. Chairman, just 7 to follow up, I did have one second clarification 8 point, because during the testimony between the last 9 meeting and this meeting, I just want to clarify for 10 my purposes, for clarity of the record and for a 11 future resolution.</p> <p>12 There was testimony that for certain 13 large events and holidays there was going to be 14 off-site parking, that they were going to shuttle 15 the individuals, the worshippers in, and shuttle 16 them out potentially. But then, I believe tonight 17 there was some testimony that for large events 18 they're actually going to be holding the events 19 off-site.</p> <p>20 So I'm confused which is which, and I 21 think we need to have some clarification on that. 22 [Request]</p> <p>23 ATTORNEY SACHS: I think it's -- by 24 the way, Mr. Sordillo, we got the transcript just 25 today -- or yesterday from the last hearing. My</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">97</p> <p>1 ENGINEER FISHINGER: And going back 2 one discussion, am I correct that you said you were 3 going to provide a plan -- I don't believe it's 4 shown on the architectural plans -- but a layout 5 that says -- shows roughly how much space each 6 member takes for prayer and work out the math to 7 give us a number so then we can base the occupancy 8 of the building and parking requirements along those 9 -- along that information? [Request]</p> <p>10 ATTORNEY SACHS: Yes, Mr. Fishinger, 11 we'll provide that.</p> <p>12 ENGINEER FISHINGER: Okay. And I'm 13 going to go back through my memo and I'll skip over 14 the stuff that Mr. Stimmel has addressed or the 15 board members have already asked for.</p> <p>16 Going back to the beginning under the 17 traffic counts, Bill, I was a little unclear, were 18 you agreeable to doing an ATR count or something to 19 establish the typical commuter peak hours for 20 Ernston Road, or was that something you're not 21 agreeing to do?</p> <p>22 MEMBER OF THE AUDIENCE: Thank you. 23 THE WITNESS: Well, we are agreeable 24 to a lot of things. We have done a lot of traffic 25 counts in support of this application. I will spend</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">96</p> <p>1 recollection, and I will provide that for you, but 2 my recollection is that for the two or three major 3 holidays, maybe four major holidays, everything is 4 off-site. It would be at the park.</p> <p>5 Ramadan would be at this particular 6 site, and that is where you could get a larger 7 attendance and that's where, potentially, we would 8 be utilizing Saint Bernadette's, or having shuttle 9 buses, if there's another site that we need to do.</p> <p>10 But I will -- I will look in the 11 transcript and get you the exact testimony as to 12 that.</p> <p>13 ENGINEER FISHINGER: Thank you. While 14 we're on that subject, I'll start with that 15 question.</p> <p>16 Would you be amenable to providing some 17 sort of a traffic management plan so there's sort of 18 a guideline as to say, on this holiday, this is what 19 we plan to do? [Request]</p> <p>20 Just so that there's something, whether 21 it's the zoning department or the police department, 22 they have something they can rely on and say, okay, 23 on Ramadan this is supposed to happen, on this 24 holiday that is supposed to happen.</p> <p>25 ATTORNEY SACHS: Yes.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">98</p> <p>1 all of my client's money if you let me. We believe 2 the data provided addresses the concerns between the 3 different counts we provided and the data from the 4 DOT.</p> <p>5 Ultimately, as I said, if the board 6 requires it, we'll do the ATR data.</p> <p>7 ENGINEER FISHINGER: And for the 8 board's information, the reason I'm asking for that 9 is not so much for the Friday afternoon facility, 10 I'm in general agreement with the volumes that 11 Mr. Stimmel has provided. My concern is the site is 12 open during typical rush hour Monday through Friday.</p> <p>13 That may not be for prayer service but 14 there's still a basketball court, a running track, 15 other amenities that presumably will generate some 16 traffic. I don't -- at this point, I don't know how 17 much.</p> <p>18 And presumably Ernston Road is going to 19 be at its busiest at typical rush hour on 5:30 on a 20 Wednesday or whatnot, so my concern is not so much 21 that it's the busiest hour for the mosque but my 22 concern is if you take the busiest hour for Ernston 23 Road and put whatever traffic this site is expected 24 to generate on top of it, will the driveway still 25 work? Will Ernston Road still operate effectively?</p>

1 When we have an office building or a
2 residential, something that you -- typically an
3 office building peaks at the same time that the road
4 does, so we only can do one set of counts. In this
5 case, the site and the road don't peak at the same
6 time. That's why I want to see when the road is
7 going to peak.

8 And if you want to do the counts
9 manually, or count them as the road tubes, the
10 method, as long as it's the typical traffic
11 engineering method, I don't care. I'm thinking road
12 tubes are probably the most cost-effective, but
13 that's for you to decide.

14 THE WITNESS: Yeah, I know one of the
15 members of the public seemed to be a fan of the road
16 tubes, from reading the transcript. We'll take a
17 look at it.

18 We'll provide seven days of ATR data
19 with a directional split?

20 ENGINEER FISHINGER: That would
21 probably settle the issue one way or the other.

22 Like I said, whether it's road tubes or
23 cameras or radar, as long as -- they're all typical.
24 It may make more sense to put a camera out for a
25 week than a road tube.

1 THE WITNESS: We'll provide the data,
2 the means to be determined. But we'll have it ready
3 and submit it to the board and Mr. Fishinger for a
4 review. [Request]

5 ENGINEER FISHINGER: And then you said
6 you were able to go back to look at your video
7 counts from '22.

8 Is that something you can provide to
9 the board, a download link or something to that
10 video? [Request]

11 THE WITNESS: Somebody is probably
12 going to need to help me with the technical side of
13 it, but I think we can do it. The file is pretty
14 big so it's difficult to email but...

15 ENGINEER FISHINGER: I'm sure between
16 -- my office does traffic counts all the time, I'm
17 sure between us we can work it out.

18 THE WITNESS: Yeah, sure.

19 ENGINEER FISHINGER: Skipping up, I
20 think Number 5, it sounds like there were some
21 warehouses that the board members brought up. It
22 sounds like you already agreed to look into that.

23 THE WITNESS: Yes.

24 ENGINEER FISHINGER: Then the next
25 thing I want to talk about is the whole idea of two

1 prayer services on Friday. Is there -- how long do
2 you expect it to take for the parking lot to flip
3 over?

4 My concern is, you know, in that
5 half-hour period the 90 cars you have for -- coming
6 for the first service, leaving, and the 90 cars
7 coming in for the second, they're not all going to
8 magically appear and disappear at once. I'm
9 assuming some people are going to walk out of the
10 first prayer service, get in their car and drive
11 away immediately. And some others may take a few
12 minutes, either they're going to be chatting with
13 friends outside, or not necessarily talking to
14 someone else at the facility.

15 Do you have any information on how long
16 that turnover will take? Because with -- if you
17 have 90 cars leaving and 90 cars coming in within a
18 half an hour, how do all of them park on-site with
19 only 109 spaces?

20 THE WITNESS: Yeah, we understand the
21 concern there. From reviewing the video data at the
22 site in '22, which obviously was a larger volume and
23 the layout was not optimal, I wouldn't say, it took
24 about 15 minutes for traffic to disperse from the
25 service. You know, you had a few stragglers, let's

1 say, but the majority of people were out of there
2 pretty quickly, I would imagine, ready to resume
3 their day. So we can go back and look at that and
4 tighten that number up.

5 Again, it's not going to be a direct
6 apples-to-apples because the site layout is
7 different and it's higher occupancy at that single
8 holiday service than there will be on a typical
9 Friday, but it should give the board a good
10 understanding.

11 We could possibly look at how long it
12 takes to get 90 cars, let's say, out of the driveway
13 and make that the number.

14 ENGINEER FISHINGER: And I won't get
15 into the technical details because honestly, Bill,
16 you're probably the only person in this room that
17 understands this, after that review I would ask you
18 to review the peak hour factors in your analysis.
19 Because I'm concerned with the traffic -- if all the
20 traffic is moving in that shortened period, the peak
21 hour factors you're using may not be appropriate.
22 [Request]

23 And for the board, very quickly, the
24 peak hour factor is a measure of how condensed
25 within that hour, cars show up or leave. If all of

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">103</p> <p>1 them show up in one 15-minute interval, that peak 2 hour factor is different than if they're evenly 3 spread across the hour. 4 My concern is it might be closer to a 5 .5 or point -- than .98. 6 THE WITNESS: We can take a look at 7 that, sure. 8 ATTORNEY SACHS: Mr. Fishinger, one 9 other point as well. It's a little bit easier for a 10 house of worship to monitor and to direct people to 11 do something if it needs to be done, versus on a 12 commercial site or a retail site where you can't 13 tell someone, you know, "you have to leave." 14 I mean, obviously, it's going to be 15 Friday. It's going to be -- probably people are 16 going to come to the same service every Friday; 17 either they're going to go to the first, or they're 18 going to go to the second. But they're going to be 19 instructed to exit the site when the service is over 20 so. 21 ENGINEER FISHINGER: Then moving on to 22 the police -- and thank you for clarifying, they're 23 going to be there every Friday. I don't believe you 24 said how many officers. 25 And my concern with that is will you</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">105</p> <p>1 majority of the site plan comments seem relatively 2 consistent. 3 I did want to just point out with 4 regard to buses, I'm not -- my concern is, you 5 designed -- you build the site once, it lasts for 6 hopefully 50-plus years. If something changes I 7 don't want to find out that you can't get a bus 8 on-site for later on. 9 This is a community facility with 10 various amenities, I would -- I'm recommending to 11 the board, for flexibility in the future, that some 12 sort of bus be allowed to get on the site. 13 I'm assuming now you're not holding 14 basketball games in the basketball court, but 15 20 years from now maybe you are. So it's just 16 something to consider that. 17 I'm not asking you to put a 18 tractor-trailer through here, that's not realistic. 19 But a school bus or a bus should be. 20 It's not so much that you have to have 21 one. I just don't want it to cause a design issue 22 later on. 23 ATTORNEY SACHS: Okay. 24 ENGINEER FISHINGER: Those are my 25 primary questions, Mr. Chairman. A lot of it was</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">104</p> <p>1 have an officer there at each driveway, or one 2 officer that's monitoring both driveways; how is 3 that intended to work? 4 ATTORNEY SACHS: I'm told, one each 5 driveway. 6 ENGINEER FISHINGER: And in your 7 discussions with the county about the potential of a 8 one-way coupled -- one driveway in, one driveway 9 out, were they aware of the provisions for police? 10 My concern being, it might make more 11 sense if a police officer is controlling traffic at 12 the driveway that all the cars are coming out at one 13 point and are controlled by one officer. 14 Was that part of that discussion? 15 THE WITNESS: My recollection is yes, 16 and the engineer agreed with me. They were aware of 17 the police traffic directors. 18 ENGINEER FISHINGER: And you're 19 agreeing to two officers during -- 20 THE WITNESS: One at each driveway, 21 yes. 22 ENGINEER FISHINGER: - one at each 23 driveway? 24 THE WITNESS: Yes. 25 ENGINEER FISHINGER: And I believe the</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">106</p> <p>1 covered by the board when they asked their 2 questions. 3 CHAIRMAN TIGHE: Anything else from 4 board member. Go ahead, Larry. 5 MEMBER LAHRMAN: I have a question 6 about when you have the officers at the two 7 driveways exiting the facility, apparently you're 8 saying they're not going to be able to make a 9 left-hand turn which means they'll be making a right 10 towards Bordentown Avenue, correct? 11 THE WITNESS: At the west -- at the 12 east driveway it will be full movement in, full 13 movement -- lefts and rights in, lefts and right 14 outs. 15 At the west driveway, the one closer to 16 Bordentown Road, you will be allowed to make lefts 17 and rights in, but only rights out. 18 MEMBER LAHRMAN: Okay. So you're 19 going to have officers at both of those driveways 20 when people are exiting, correct? 21 THE WITNESS: Correct. 22 MEMBER LAHRMAN: So are they going to 23 be stopping the traffic coming from Route 9, down 24 Ernston Road towards Bordentown to let everyone out 25 of the facility at that point from both driveways?</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">107</p> <p>1 THE WITNESS: I would not want to tell 2 them how to do their jobs. 3 MEMBER LAHRMAN: Okay. 4 THE WITNESS: They're going to direct 5 traffic the way they feel is best. 6 MEMBER LAHRMAN: I'm just saying that 7 I drive the road and, you know, it's very difficult 8 --not a lot of people are courteous to let you just 9 pull out onto Ernston Road when you're coming down 10 the road. 11 So I would assume they're going to have 12 to stop the traffic to let people exit out of the 13 facility onto Ernston Road. How many cars do you 14 think you can have from the facility to the corner 15 of Bordentown? Did anyone ever, like, take a study 16 of that? 17 THE WITNESS: It's about 500 feet from 18 the western -- eastern site driveway to where 19 Bordentown Road widens out. So that's about 20 25 cars. And then it's maybe another 200 feet from 21 there to the light where you have the two or 22 three-lane section. So you could fit maybe another 23 25 or 30 there. So you're somewhere in the 24 neighborhood of 45, 50 cars, I would say. 25 CHAIRMAN TIGHE: All right, guys,</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">109</p> <p>1 THE WITNESS: And again, it would be if 2 their experience and understanding of the situation 3 permits it. For whatever reason on a certain date 4 or a certain time they say you can't make lefts out 5 today, then they would direct the people 6 accordingly. 7 MEMBER LAHRMAN: Okay. 8 VICE-CHAIRMAN MULLER: Mr. Chair? 9 CHAIRMAN TIGHE: Go ahead. 10 VICE-CHAIRMAN MULLER: This application 11 was presented to us as requiring a variance that 12 required 377 parking spaces to a proposed 109 13 parking spaces. Based upon the testimony of their 14 traffic expert, that now has gone down from 377 15 spaces required, to 113. That is a very significant 16 drop in the number of spaces. 17 I believe, we, as a board, need to know 18 what the ordinance requires, if there's any 19 interpretation or whatnot, what is the actual number 20 of required parking spaces so that we can consider 21 that in whether to grant the variance. And I don't 22 know if our professionals have any input into that? 23 I mean, I read it and I interpret one 24 space for each three seats to mean one space, one 25 parking space for every three adults, but that's</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">108</p> <p>1 let's keep it down. You are going to have your 2 chance in a second. Thank you. 3 MEMBER LAHRMAN: So that's assuming 4 that the cars split lanes -- I'm sorry, so that's 5 assuming that the cars when they exit are not all 6 going in the same direction because there's two 7 lanes going straight or you can make a right and 8 then there's one lane that makes a left. 9 THE WITNESS: Right. 10 MEMBER LAHRMAN: So you would be 11 splitting lanes there, correct? 12 So you would be splitting up the 13 traffic exiting to go towards Bordentown to the 14 intersection? 15 THE WITNESS: Right. When we did the 16 traffic study we looked at the counts at Bordentown 17 and assumed that the distribution of traffic leaving 18 the site would follow the distribution of lefts, 19 throughs and rights as you approach Bordentown. So 20 that's how we distributed the site traffic there. 21 MEMBER LAHRMAN: Okay. So the police 22 officers will then allow some of the cars exiting to 23 make lefts out of the facility, correct? 24 THE WITNESS: Yes. 25 MEMBER LAHRMAN: Okay.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">110</p> <p>1 just my interpretation. 2 I would like to know if our 3 professionals have any view on what is the required 4 number of parking spaces for this application. 5 ENGINEER CORNELL: Mr. Muller, I can 6 address that. 7 Our office was of the opinion that the 8 standard that you have are not appropriate for this 9 use; one space for three seats is not appropriate 10 because they don't have seats. One space for 11 250 square feet is not appropriate for this type of 12 use, based upon the prayer services that they 13 utilize. 14 What has been done in other towns in 15 other applications our office has been involved with 16 has been occupancy. So we presented that to the 17 applicant, indicating we felt it more appropriate 18 that the occupancy of your prayer area be utilized 19 with that one-space-per-three calculation. 20 The occupancy numbers were generated, I 21 believe, by the architect. There was a plan 22 submitted that indicated 973 occupants in the three 23 prayer areas. 24 So that's what triggered the 300 spaces 25 that are shown on the plans. It's was based on</p>

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1 concerns raised by our office because we felt the
2 ordinance that you have was not written for this
3 type of application.

4 The ordinance does allow the borough to
5 go through and provide alternate standards for
6 parking if we feel what's there is not appropriate.

7 VICE-CHAIRMAN MULLER: Thank you.

8 MEMBER BOLTON: Mr. Chairman.

9 CHAIRMAN TIGHE: Go ahead.

10 MEMBER BOLTON: Just a couple quick
11 questions.

12 With the traffic study I think it would
13 be important also with those warehouses to do the
14 study to the warehouses, too. Because those trucks
15 coming off of Route 9, I think they're going to go
16 right down Ernston Road and make that left onto
17 Bordentown.

18 So it would be important to make sure
19 it is not just leaving the warehouses, but how those
20 trucks will be getting to the warehouses.

21 THE WITNESS: Typically, when you
22 contact the municipality to find out about other
23 area projects, specifically those which have traffic
24 studies, what you do is you look at the traffic
25 figures that are in those reports. And, assuming

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1 they make sense, you overlay them on the traffic for
2 your study area.

3 So hopefully, when we pull those
4 reports they'll show X number of trips going
5 eastbound, Y number of trips westbound on Ernston
6 Road, and we add that to our study. So it will
7 include the traffic going through -- going across
8 our site frontage and going straight or left or
9 right at the intersection. I don't know if that
10 answers your question.

11 MEMBER BOLTON: No, I just wanted to
12 make sure it was covered there.

13 Additionally, I know you were kind of
14 basing it on square footage of the prayer halls for
15 parking spaces. Just in regards to the basketball
16 court, I know you mentioned with churches a lot of
17 times, especially with special services they do
18 overflow, and overflow can happen into the gym area.

19 So is -- and I'm not familiar with the
20 how the services are handled -- is the basketball
21 court a potential area for --

22 ATTORNEY SACHS: No. Cannot be used.
23 Cannot be used for any ritual activities.

24 The only thing that can be used for
25 ritual activities would be the prayer hall. And we

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1 will agree to a condition on that as well.

2 MEMBER BOLTON: Okay.

3 And then, last is you mentioned a
4 couple of times as a mosque is full capacity, then
5 another mosque is built.

6 I think I would like to know is when
7 that -- and you mentioned Old Bridge and you've been
8 involved with a couple in Old Bridge. What was
9 their capacity and what was their census at that
10 point?

11 So are we talking that they were at
12 300 people, or that only 300 people fit in the
13 prayer room so that's why they expanded? I think
14 it's important if you can get that information.
15 [Request]

16 ATTORNEY SACHS: Yeah, we're going to
17 provide some more detailed information about some of
18 the mosques that we studied. If we feel that we
19 need to expand that search, we'll do that as well to
20 give the board a comfort level.

21 ATTORNEY POHLMAN: Thank you,
22 Mr. Chair.

23 Mr. Stimmel, having historical data of
24 similar -- of the same use on the same site is
25 certainly valuable in a board evaluating an

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1 application, however, I think there's some
2 additional facts that the board needs and the public
3 needs in order to ensure it's an apples-to-apples
4 comparison as opposed to an apples-to-oranges
5 comparison.

6 You know, looking back at the 2022
7 traffic study that was done, you know, we're
8 presenting these numbers as a basis for projected
9 traffic going forward. However, are you aware of
10 what the total amount of sanctuary or ritual area
11 was in the building that was being used at the time
12 the 2022 traffic study was done?

13 THE WITNESS: I lost my microphone,
14 sorry. It was obviously much smaller.

15 The question came up earlier, I believe
16 we had responded to that but I'm not certain, that
17 the sanctuary area in the facility as it stands now
18 when it was open -- do we have that square footage?

19 ADNAN KHAN: Which one?

20 THE WITNESS: The 216 Ernston.

21 ATTORNEY SACHS: I think I can answer
22 the question.

23 THE WITNESS: It's much smaller.

24 ATTORNEY POHLMAN: I understand it's
25 much smaller, I can look at the picture and see

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">115</p> <p>1 what's existing there. But my question is, and it's 2 not -- I can also look and figure out what the size 3 of the building is.</p> <p>4 My question for the board members and 5 the public is, within that building, what is the 6 sanctuary space that is being provided for ritual?</p> <p>7 ATTORNEY SACHS: I can answer that 8 question, Mr. Pohlman, because I was involved in a 9 prior lawsuit involving the shutdown of that 10 facility.</p> <p>11 So the original mosque was a law 12 office. There was an outdoor structure that was 13 built that was utilized for prayer services. And 14 they were also actually conducting ritual activities 15 outside as well. The exact square footage, I 16 couldn't tell you offhand, but it was certainly much 17 smaller than this particular site that is being 18 proposed.</p> <p>19 But there was a lot of -- there was a 20 lot of spillover activity outside, and all of those 21 structures obviously were demolished and removed.</p> <p>22 ATTORNEY POHLMAN: Do we also know, 23 for purposes of analyzing the 2022 traffic study 24 data, the amount of the occupancy of the ritual 25 space, whether both exterior or interior?</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">117</p> <p>1 correctly and used correctly, we need to know how 2 does the -- the square footage of that sanctuary or 3 ritual space compare to what is being proposed.</p> <p>4 And also, you know, what was the 5 realistic occupancy of that space compared to what's 6 proposed? Because, you know, ultimately and, you 7 know, the applicant as well as counsel have 8 articulated that, you know, the basketball court and 9 kitchen aren't going to be used for ritual. But 10 there certainly is a significant amount of ritual 11 space.</p> <p>12 And so to compare that valuable 2022 13 data with what's being proposed, I think the board 14 needs to know what occupancy was at that 2022 time. 15 So if you could provide that, that would be very 16 helpful to the board. [Request]</p> <p>17 CHAIRMAN TIGHE: Anything else, 18 Mr. Sachs?</p> <p>19 ATTORNEY SACHS: Mr. Chairman, I 20 don't. Certainly, our witnesses are available for 21 any public questioning. Yeah, that concludes our 22 presentation for this evening.</p> <p>23 Obviously, we know we are going to have 24 to come back. We're going to have to provide a good 25 deal of additional information as to traffic, which</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">116</p> <p>1 I mean, I don't know, I would presume 2 that during the winter -- you know, we're not in 3 Florida, during the winter months here that 4 everybody had to at least be inside if not in a 5 heated tent.</p> <p>6 Do we know how much occupancy we had 7 when that traffic study was being done, so that the 8 board members have an opportunity to compare those 9 numbers to the current proposal within the site plan 10 application?</p> <p>11 THE WITNESS: We could -- I could make 12 a projection, based on the data collected at other 13 sites per vehicle occupancy. The resolution of the 14 video and angle at which the video was taken 15 probably wouldn't allow me to pinpoint the number of 16 people in each of the cars, so I can give you an 17 approximation.</p> <p>18 The client may have attendance 19 information, for lack of a better point, and if it's 20 available, we will certainly provide it.</p> <p>21 ATTORNEY POHLMAN: I think it's 22 important that in order to -- because again, 23 historical data is great when you have a prior site 24 that was used for the same purpose, that data is 25 valuable. But to ensure that it's processed</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">118</p> <p>1 we're certainly willing to provide. And we 2 certainly have our planning testimony as well, which 3 we'll entertain at a future date as well.</p> <p>4 CHAIRMAN TIGHE: Anybody on the board 5 have anything else before I open it to the public?</p> <p>6 MEMBER ALLEGRE: Just maybe 7 clarification from last meeting on actual prayer 8 times throughout the day. We would like to hear it 9 from the applicant. That's all. [Request]</p> <p>10 ATTORNEY SACHS: I think that was on 11 the record from the last hearing.</p> <p>12 MEMBER ALLEGRE: Yeah, but it quite 13 differs from what you have in your application and I 14 think if we just base it on the moon, correct? So 15 as the moon is closer or further, you may have times 16 that might go later --</p> <p>17 ATTORNEY SACHS: Actually, I think 18 what we can provide -- we probably can provide an 19 annual calendar because that's based on 20 meteorological. And we'll provide that for you, 21 Mr. Allegre. That's not a problem.</p> <p>22 CHAIRMAN TIGHE: Anybody else?</p> <p>23 ATTORNEY SACHS: Mr. Chairman, I think 24 my court reporter might need a five-minute break 25 because I think her fingers are about to fall off,</p>

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1 so...

2 CHAIRMAN TIGHE: All right.

3 All right, it's 9:30. 9:35 we will

4 start up. Five minutes.

5

6 (Whereupon, a recess is taken.)

7 - - -

8 (Time noted, 9:37 p.m.)

9

10 ATTORNEY SORDILLO: Excuse me,

11 everyone, while we are -- the public is now going to

12 -- we're first going to have our township planner

13 for Old Bridge be the first one to ask their

14 questions, but as we invite everybody up to ask the

15 questions of the professional who testified tonight,

16 I just want to remind a few things:

17 One, this is not the public comment

18 section, this is still the questions. So the

19 questions need to be of the witness of this

20 testimony, and his testimony that he gave this

21 evening.

22 You will be provided a time to provide

23 your own comments, your own opinions as to this

24 application at a later time. That occurs at the end

25 of the application. But you are, at this point,

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1 allowed to provide questions to the witnesses that

2 are here on provided testimony.

3 Tonight we had the traffic engineer.

4 And we did have some testimony from their general

5 engineer. So you can ask those questions relating

6 to the testimony that was provided.

7 Second, for recordkeeping purposes,

8 when you come up to the mic, can you please state

9 your full name and spell it for the court reporter,

10 as well as provide your address. That will help

11 keep the record clean and make sure that your

12 comments are fully being taken into account and kept

13 in the record.

14 So, once again, when you get up -- the

15 chairman will invite people up as they're taken,

16 giving everyone a chance to get up, taking turns.

17 When you get up, we need your full name, spell it

18 for the court reporter's purposes, and provide your

19 address.

20 Thank you.

21 CHAIRMAN TIGHE: Ma'am, go ahead.

22 VEENA SAWANT: Veena Sawant, Planning

23 Director, Old Bridge Township.

24 Question. So tonight I've been hearing

25 and especially from the last meeting, I heard that

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1 the -- there are -- currently the mosque has 100

2 patrons, and I don't know -- I don't remember the

3 exact number, but this is what Mr. Khan had

4 testified, the congregation is roughly 300.

5 And at the last meeting I had brought

6 it up that the house of worship, the prayer hall

7 itself, based on building code, has a capacity of

8 667 people. I don't know where the 900 came from;

9 I'll stick to the 667.

10 What I fail to understand is if the

11 house of worship can accommodate 667 patrons at one

12 time, then why would 109 parking spaces be adequate

13 to address that much crowd?

14 And I just can't understand because as

15 a planner, when you plan, you plan for the future,

16 you're planning -- you're designing a building that

17 can accommodate much more patrons. So then why

18 would you not provide the services, like the

19 parking, for that many people?

20 And if you don't have the adequate land

21 to provide that, why wouldn't you shrink the house

22 of worship?

23 I kept hearing -- -- I kept hearing

24 that the congregation will not grow. I kept hearing

25 Old Bridge, and I kept hearing that there are house

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1 of worships in Old Bridge that are currently being

2 worked on. Yes, there are. There is a house of

3 worship on Route 35 where the applicant -- the

4 engineer is working with us. That was approved ten

5 years ago and has expanded. But that's Route 35,

6 it's not Ernston Road, that's a state highway. So

7 something to be noted.

8 The house of worship on Morristown

9 Road, I don't even know if at this point that is a

10 valid application. It was adjourned multiple times.

11 I would like the applicant to reach out

12 to the planning office and work with us to get the

13 data.

14 There is a problem I'm having with a

15 facility on Spring Valley Road which has gone

16 through expansion over years, does not have the

17 capacity to hold that many cars, and I have been

18 issuing Notices of Violation.

19 So for me it's very hard to believe

20 that a congregation will not grow. Let's accept

21 that it might grow over a period of time, and then

22 address any site issues that may be there.

23 So I don't understand. And the

24 question is why are you so confident that the

25 congregation R congregation will not grow?

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1 And why is, if it's not going to grow,
2 then why is the building or the house of worship
3 area, the prayer hall 10,000 square feet?
4 Why can't it be reduced?
5 ATTORNEY SACHS: Is that the question;
6 why it can't be reduced?
7 Well, I think I can respond to
8 Ms. Sawant. This is the application that is in
9 front of this board this evening, and was in front
10 of the board on April 3.
11 I appreciate Ms. Sawant's comments
12 because that's primarily what it was, were comments.
13 But, Mr. Stimmel, if you want to
14 address the -- and I think you have several times
15 this evening -- address the issue of how you
16 determined what the parking calculation should be,
17 certainly you can give Ms. Sawant the benefit of
18 your answer.
19 THE WITNESS: Sure. I think the first
20 thing that -- I think the first thing that needs to
21 be reiterated is that the application has this
22 sanctuary area, the worship hall, it has the
23 classrooms, it has the basketball court, et cetera,
24 but the applicant has been clear all along that it's
25 only going to be the sanctuary area that is in use

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1 during those prayer services. So I think right
2 there that reduces the occupancy of the building.
3 You know, we have looked at the parking
4 calculations in the ordinance. Mr. Cornell and some
5 of the board members took a slightly different tack
6 on it, but we feel that applying the standard based
7 on the area, square footage of the congregation
8 hall, is more appropriate than the per-person
9 occupancy, the ITE data, the number of seats as it
10 were.
11 So we believe that the parking provided
12 is appropriate for the use under the majority of
13 circumstances. The larger events the applicant has
14 already stipulated would be moved off-site. We're
15 providing two services, it doubles the parking
16 provided on the subject property. And the
17 applicant, as I understand it, has in place a
18 reciprocal agreement with Saint Bernadette's Church
19 on the other side of Ernston Road to use their
20 parking when they're not using it and vice-versa.
21 So for all those reasons we believe
22 that the parking supply is appropriate. Certainly
23 we wouldn't want to provide parking beyond what we
24 believe is necessary, because when you -- when you
25 create a parking space, it's there 24 hours a day,

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1 seven days a week, so if you use it for, you know, a
2 few hours on Friday for worshipper services, it's
3 there radiating heat the rest of the week and
4 causing storm runoff.
5 So, there's a danger to having too many
6 parking spaces too.
7 VEENA SAWANT: Mr. Stimmel, I think
8 the capacity I was talking about is not the capacity
9 to include the excess reuses; I did not mention the
10 gym, the multipurpose room or any of the other
11 amenities. I was strictly talking about the prayer
12 hall. The prayer hall can accommodate 600-plus
13 people, and I'm only talking about that.
14 I do understand that RLUIPA covers the
15 other accessory uses, so I'm strictly focusing on
16 the house of worship.
17 And again, just a comment, when you
18 reach out to the church for the Old Bridge -- for
19 Old Bridge Township, I would love to be a part of
20 it, the conversation, because I am not sure that the
21 church has adequate parking either.
22 ATTORNEY SACHS: I don't have any
23 response to Ms. Sawant.
24 VEENA SAWANT: Thank you, board, thank
25 you for your time. I will be back for the planner.

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1 Thank you.
2 CHAIRMAN TIGHE: Thank you very much
3 for coming.
4 All right, spell your name, go to the
5 mic. Three minutes.
6 DON SCARANO: Don Scarano, Frederick
7 Place, S-C-A-R-A-N-O.
8 (Stenographer clarification.)
9 DON SCARANO: Frederick Place, that's
10 good enough. Thank you.
11 CHAIRMAN TIGHE: Sayreville.
12 DON SCARANO: So I had a quick
13 question. I ain't no slick-talking lawyer or
14 engineer or whatever but, common sense,
15 14,941 square feet, you got nine square feet, you
16 got a four and a half by two-foot, you're in this
17 14,941-square-foot place. If you divide that by
18 nine square, you can fit 1,660 people in that place.
19 That's all I want to say. That's
20 future growth. Because if you have people come in,
21 they're not turning them back. So we need to look
22 at future growth which is going to be important
23 because anybody can build anything, but if we're not
24 going to look at the future, screw the people that
25 live there, let's just give everybody what they

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">127</p> <p>1 want. We don't care.</p> <p>2 CHAIRMAN TIGHE: Ma'am.</p> <p>3 DONALD SCARANO: And I'm not against --</p> <p>4 I'm not against you guys at all. I don't care if it</p> <p>5 was a Catholic church, it's the same thing.</p> <p>6 CHAIRMAN TIGHE: Through the Chair,</p> <p>7 please.</p> <p>8 DONALD SCARANO: I wouldn't put it up</p> <p>9 there, nothing about that. You guys do your things,</p> <p>10 everybody is happy.</p> <p>11 CHAIRMAN TIGHE: Yo, through the</p> <p>12 Chair. Through the chair, all right?</p> <p>13 DONALD SCARANO: Chair is here.</p> <p>14 No disrespect, guys. You have your</p> <p>15 religion; Catholics have their religion. This is</p> <p>16 not a place. It's going to be a nightmare for the</p> <p>17 people that live here.</p> <p>18 If you want to put in your policy</p> <p>19 anything over 300 I'll take a fine, be my guest.</p> <p>20 Take accountability and stop being some sap lying to</p> <p>21 us.</p> <p>22 NIKKI VOCCIO: Hi.</p> <p>23 CHAIRMAN TIGHE: Name and address,</p> <p>24 spell your name.</p> <p>25 NIKKI VOCCIO: Nikki, N-I-K-K-I,</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">129</p> <p>1 is.</p> <p>2 But in any instance from what we've</p> <p>3 heard in testimony so far, it will require a</p> <p>4 variance, and that's something that the board will</p> <p>5 have to consider.</p> <p>6 NIKKI VOCCIO: So in comparison, if</p> <p>7 anybody has been to the City in their entire life</p> <p>8 and gone to a club, the Palladium, let's say, there</p> <p>9 is zero seats in there, none. So you -- but you</p> <p>10 would have to accommodate the parking spots for the</p> <p>11 hundreds of people that were going to go in there</p> <p>12 and dance.</p> <p>13 It's just common sense that you would</p> <p>14 have to accommodate for the amount of people that</p> <p>15 are going to be there, whether there's a physical</p> <p>16 seat or a space that they're going to take up. Just</p> <p>17 making sure that's noted.</p> <p>18 Secondly, I mentioned this last time.</p> <p>19 Masjid A-Wali in Edison; how is this not being used</p> <p>20 as a comparison?</p> <p>21 It's really close to us. On top of</p> <p>22 that it's 18,500 square feet. That's half of what</p> <p>23 they're proposing here.</p> <p>24 I don't understand why common sense is</p> <p>25 not double what is going on over there as a</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">128</p> <p>1 Voccio, V-O-C-C-I-O. I live at 12 Dunlap Drive in</p> <p>2 Parlin, New Jersey.</p> <p>3 So to the board I want to ask the</p> <p>4 question, because we can't do any testimony, will</p> <p>5 you actually -- are you actually going to be able to</p> <p>6 accept their proposed parking because they don't</p> <p>7 have actual seats but prayer places instead; is that</p> <p>8 something you're willing to accept rationally?</p> <p>9 ATTORNEY SORDILLO: Mr. Chair, I can</p> <p>10 speak to that. Our ordinance provides for that. It</p> <p>11 does allow for a calculation of parking based upon</p> <p>12 situations where seating is not provided for and --</p> <p>13 NIKKI VOCCIO: So let me ask you a</p> <p>14 question.</p> <p>15 ATTORNEY SORDILLO: Well, let me just</p> <p>16 finish the response.</p> <p>17 And also our board engineer also</p> <p>18 advised that there's also another methodology of</p> <p>19 calculating parking requirements based upon</p> <p>20 occupancy.</p> <p>21 So the board hasn't accepted any</p> <p>22 specific methodology yet. I'm just advising that</p> <p>23 the ordinance provides for multiple ways of handling</p> <p>24 it. And our board engineer had also testified to an</p> <p>25 alternate way of calculating what the parking demand</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">130</p> <p>1 comparison, instead of using the current numbers</p> <p>2 that they're using, which is a 15,000-square-foot</p> <p>3 mosque and an 11,000-square-foot mosque so --</p> <p>4 Mr. Sachs, I'm talking. I would like</p> <p>5 to be acknowledged when I'm asking you a question.</p> <p>6 So the question is why are you</p> <p>7 comparing a mosque that is a fourth of the size of</p> <p>8 this one, and a third of the size of this one,</p> <p>9 instead of using double of what half of the size of</p> <p>10 the one is in Edison.</p> <p>11 ATTORNEY SACHS: Well, again, we used</p> <p>12 -- we utilized the data for the East Brunswick</p> <p>13 mosque, which is very close by, and also the --</p> <p>14 where was the other mosque, in --</p> <p>15 NIKKI VOCCIO: It's not comparable.</p> <p>16 ATTORNEY SACHS: -- in Somerset. We</p> <p>17 did not look at the Edison mosque.</p> <p>18 Certainly we can look at it. There are</p> <p>19 a number of mosque in the area. Some of them are</p> <p>20 larger, some of them are smaller, some of them are</p> <p>21 located in different types of neighborhoods.</p> <p>22 We felt that -- and by the way, I have</p> <p>23 particular knowledge of the East Brunswick mosque,</p> <p>24 all right -- I live there, and I'm also the township</p> <p>25 attorney in East Brunswick for 27 years -- that is</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">131</p> <p>1 also in a residential neighborhood quite similar to 2 this one.</p> <p>3 But in any event we're -</p> <p>4 NIKKI VOCCIO: Is that also 5 11,000 square feet?</p> <p>6 ATTORNEY SACHS: -- certainly we're 7 willing to, if there's other mosques we need to look 8 at to provide data, and I think Mr. Fishinger has 9 asked us to provide that, we're certainly willing to 10 do that.</p> <p>11 NIKKI VOCCIO: So let me ask the 12 board, if there is a mosque that is half the square 13 footage of this one -- I did call there, and I did 14 ask the question of how many parking spaces, they 15 started out with 50 and then had to add 100 more 16 because they needed 150 spots for an 17 18,750-square-foot mosque.</p> <p>18 So if that's not comparable to 150 for 19 half the amount of people that are attending -- 20 sorry, half the amount of square footage, then I 21 would use that as a decent comparable to how many 22 spaces are going to be needed for double the amount 23 of space. Thank you.</p> <p>24 One more question and then I'm done. 25 Let me ask a question to all of you on the board.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">133</p> <p>1 Parlin, and this applicant is in front of 2 Sayreville.</p> <p>3 And 08859, Parlin, is a beautiful 4 hybrid between the two. And I grew up in Madison 5 Park and have the great pleasure of -- privilege and 6 pleasure of growing up there.</p> <p>7 For clarification questions, please, to 8 the applicant, for the traffic study did you per the 9 number of trips, did you specifically say the type 10 of vehicles that were part of that?</p> <p>11 THE WITNESS: It's included in the 12 data and analysis. It's not specifically called out 13 in the report, but the trucks, let's say, were 14 counted and included in the analysis.</p> <p>15 Off the top of my head, and I would 16 have to go back and confirm, I believe it came out 17 to be roughly 4 percent along Ernston Road heavy 18 truck traffic.</p> <p>19 DREW WEINGARTH: Thank you. And that 20 was actually what I was going to take away from the 21 distinction between the type of vehicles was going 22 to be the trucks.</p> <p>23 I think this was alluded to, but in 24 forward thinking it was stated that there was no 25 Certificate of Occupancy for what is being called</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">132</p> <p>1 If you were purchasing a home that had train tracks 2 in the backyard, would you accept the schedule of 3 how many times the train would run in the backyard 4 of the current amount of 1,500 passengers, or would 5 you demand to know the schedule for 44,000 6 passengers, which would be the actual amount of 7 passengers while you were there in the home?</p> <p>8 It's the same exact thing here. We 9 could talk until we're blue in the face after 10 receiving numbers for traffic regarding the current 11 mosque or nearby mosques, but can someone give us 12 real numbers based on the traffic that would impact 13 the area for the 44,000-square-foot building that is 14 actually being proposed.</p> <p>15 Thank you.</p> <p>16 CHAIRMAN TIGHE: Sir, state your name, 17 your address, and spell your name, please.</p> <p>18 DREW WEINGARTH: Thank you very much. 19 Drew Weingarth, W-E-I-N-G-A-R-T-H. I do live in 20 East Brunswick, New Jersey. I did have the pleasure 21 of talking in front of you last time.</p> <p>22 Again, I thank everyone for their time 23 and service. Again 08859 is the ZIP code for 24 Parlin, New Jersey. And there's the Sayreville 25 section of Parlin and the Old Bridge section of</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">134</p> <p>1 the arsenal project on Cheesequake Road, and which 2 intersects with Minisink in Sayreville. The 3 warehouses there are -- the trucks are not fully 4 being coming from that facility yet, so I'm asking 5 nicely to, please, consider that moving forward. 6 Especially since, as it was stated, that the 7 intersection of Cheesequake Road and Bordentown 8 Avenue, that intersection was just recently done 9 recognizing that Bordentown Avenue is a Middlesex 10 county road, but it was just redone, and if you're 11 on Cheesequake Road wanting to make a left-hand turn 12 onto Bordentown Avenue, the traffic light does have 13 a left-hand turn signal, left -- you know, green 14 left-hand turn on green, where the other side of 15 Cheesequake does not.</p> <p>16 So that, of course, favors the -- you 17 know, will help the trucks coming from that facility 18 going on making a left onto Bordentown Avenue, going 19 towards Bordentown Avenue and Ernston Road, which 20 would then go right past where the mosque is going 21 to be if they wanted to go on Route 9, just to point 22 that out. Thank you.</p> <p>23 The next clarification question for the 24 applicant was I do believe you made reference to the 25 mosque in East Brunswick. Can you, please, state</p>

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1 again which mosque in East Brunswick you're
 2 referring to?

3 ATTORNEY SACHS: Yeah, Mr. Weingarth,
 4 it's the mosque on Dunham's Corner Road is the one
 5 we analyzed.

6 DREW WEINGARTH: And that's what I
 7 thought. I do believe there are two mosques in East
 8 Brunswick.

9 ATTORNEY SACHS: There are.

10 DREW WEINGARTH: One on New Brunswick.

11 ATTORNEY SACHS: Correct, there's one
 12 on New Brunswick Avenue, which is under
 13 construction.

14 DREW WEINGARTH: Correct, so you're
 15 saying -- sorry, so you're saying its under
 16 construction and not -- it's not open yet?

17 ATTORNEY SACHS: It's not open yet.

18 DREW WEINGARTH: Thank you for that.
 19 And it's near Rue's Lane if I remember correctly.
 20 If it's going to be used as a
 21 comparison, that mosque, it is in a unique situation
 22 in a more -- I would think I would compare the
 23 mosque on New Brunswick Avenue more in relationship
 24 than the one off New Dunham's Road for the board's
 25 consideration. It's more of -- again, it's more

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1 considerations -- comparisons are important, and,
 2 again, we don't want apples to oranges, but if you
 3 were to compare, for East Brunswick I would compare
 4 the one on New Brunswick Avenue more than the one on
 5 Dunhams Corner Road.

6 Again, I thank you for your time and
 7 consideration. Thank you.

8 CHAIRMAN TIGHE: Thank you. Ma'am,
 9 you're it.

10 Ma'am with the hat, next.

11 CAROL ESPOSITO: Hi, Carol Esposito, 6
 12 Villanova Road, Parlin. At the last --

13 CHAIRMAN TIGHE: Spell your name,
 14 please.

15 CAROL ESPOSITO: Excuse me?

16 CHAIRMAN TIGHE: Spell your name,
 17 please.

18 CAROL ESPOSITO: E-S-P-O-S-I-T-O.

19 CHAIRMAN TIGHE: Thank you.

20 CAROL ESPOSITO: At the last meeting
 21 Mr. Sachs stated the hours of operation are
 22 6:00 a.m. to 8 p.m., at other times he said
 23 8:30 p.m., tonight the times were stated as
 24 6:00 a.m. to 8:30 p.m.
 25 At 8:30 p.m., is that the beginning of

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1 the last prayer service, or is that when the
 2 building's closed?

3 ATTORNEY SACHS: I think, my
 4 recollection at the last hearing was I think we said
 5 all activities would cease by that last service,
 6 which again is based seasonally, but it's around
 7 8:30.

8 CAROL ESPOSITO: Is that the beginning
 9 of the service or end?

10 ATTORNEY SACHS: No, the end. It
 11 depends on the time of the year, but generally it
 12 would be --

13 CAROL ESPOSITO: Okay, so based on the
 14 times of the year, in March and April of 2024 prayer
 15 times began at 5:10 a.m. and end approximately 8:50
 16 p.m. or 9:00 p.m., with prayers beginning as early
 17 as 3:48 a.m. in June -- all of May, June, July,
 18 August, September, half of October, most of
 19 November, December, January, February, and March
 20 of 2025, prayer times begin before 6:00 a.m., and
 21 the evening prayers in March, April, May, June, July
 22 August, and most of September would begin after
 23 8:00 p.m.

24 So I'm trying to understand the prayer
 25 times and your hours of operation.

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1 MEMBER ALLEGRE: Mr. Chairman, if I
 2 may ask, what time is prayer times today?

3 ADNAN KHAN: Morning prayer about
 4 5:15, and the last prayer in the evening is
 5 9:15 p.m.

6 CAROL ESPOSITO: So according to my
 7 paperwork here, morning time would be 4:31 a.m. and
 8 the last prayer would have been 9:19. I have a copy
 9 of this if anyone on the board would like to see it.

10 ADNAN KHAN: That is the window that
 11 you can pray, the morning prayer. The time starts
 12 at 5:41, but you can pray until the sun rises. So
 13 it depends upon which section of five minutes you
 14 choose to offer your morning prayer.

15 CAROL ESPOSITO: So you pray until
 16 sunrise; is that what you're saying?

17 MEMBER ALLEGRE: I'm sorry, can you
 18 clarify then the start time of the last prayer of
 19 the day?

20 ADNAN KHAN: Last prayer? Let's say
 21 today is like around 9:15. And you can pray from
 22 9:15 any time until the next prayer in the morning.

23 But, of course, like, people try to, of
 24 course, it's a working day, and most of the time the
 25 daily prayers are only attended by 5 to 10 people,

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">139</p> <p>1 diehard congregants.</p> <p>2 ATTORNEY SACHS: I think we testified,</p> <p>3 we had testimony at the last hearing that the early</p> <p>4 morning -- the real early morning prayer and the</p> <p>5 last prayer of the day are not well attended. And I</p> <p>6 think Mr. Khan has indicated it's 5 or 6 people.</p> <p>7 ADNAN KHAN: Especially during winter</p> <p>8 time and winter days when it's really cold, I would</p> <p>9 say, as I mentioned only the diehard congregants go</p> <p>10 out and pray in congregation, otherwise most of the</p> <p>11 people pray at home.</p> <p>12 MEMBER ALLEGRE: So will the masjid be</p> <p>13 open from the last night prayer to the first morning</p> <p>14 prayer?</p> <p>15 ATTORNEY SACHS: No.</p> <p>16 ADNAN KHAN: No.</p> <p>17 MEMBER ALLEGRE: A moment ago you said</p> <p>18 they were able to come in and start 9:15. Could you</p> <p>19 clarify, please?</p> <p>20 ADNAN KHAN: When a mosque opens, the</p> <p>21 first couple of months sets the pattern, like how</p> <p>22 many people are coming in the morning prayers only,</p> <p>23 people are coming in the evening prayers. And</p> <p>24 that's how the custodian of the mosque -- usually</p> <p>25 they come like 2 minutes or 5 minutes, depending</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">141</p> <p>1 there was a half an hour between services.</p> <p>2 CHAIRMAN TIGHE: Why is it 15 minutes</p> <p>3 long?</p> <p>4 ADNAN KHAN: That's again also not set,</p> <p>5 every mosque has different times based on that</p> <p>6 usually it's -- I could give you an example, the</p> <p>7 Islamic Center of Central Jersey, which is one of</p> <p>8 the biggest mosques in New Jersey, they offer three</p> <p>9 services; and they start at 12:30 all the way up to</p> <p>10 2:30, depending upon what service you want to</p> <p>11 attend. So there are three services.</p> <p>12 The same thing with this mosque will</p> <p>13 have two services. They will time it out, and the</p> <p>14 12:30 service, 1 o'clock, 1:30, and the next service</p> <p>15 is 30 to 45 minutes later after the first service.</p> <p>16 CHAIRMAN TIGHE: Mr. Sachs, are you</p> <p>17 guys flexible on moving that 15 minutes?</p> <p>18 ATTORNEY SACHS: Yes.</p> <p>19 CHAIRMAN TIGHE: I mean a half hour</p> <p>20 is...</p> <p>21 ATTORNEY SACHS: We are.</p> <p>22 CAROL ESPOSITO: I'm just talking</p> <p>23 about what is currently being done at the Madison</p> <p>24 Park firehouse.</p> <p>25 CHAIRMAN TIGHE: Well, I understand.</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">140</p> <p>1 upon how far they live, they open up the mosque.</p> <p>2 They come pray, five-minute prayers maximum, they</p> <p>3 leave. Close the mosque, they go home. That's how</p> <p>4 it works.</p> <p>5 ATTORNEY SACHS: And we're going to</p> <p>6 provide that count for the board so.</p> <p>7 CAROL ESPOSITO: If the board would</p> <p>8 like my copy of the sunrise and the times, I'm happy</p> <p>9 to give that to you.</p> <p>10 My next comment is about the two</p> <p>11 services at Madison Park Firehouse. I'm not sure</p> <p>12 how there's 30 minutes between the services when the</p> <p>13 first service is approximately starting at 1 o'clock</p> <p>14 and the second service is at 1:45.</p> <p>15 ATTORNEY SACHS: I'm not sure what the</p> <p>16 question is.</p> <p>17 CAROL ESPOSITO: How is there 30 --</p> <p>18 CHAIRMAN TIGHE: The difference</p> <p>19 between the time, the extra 15 minutes, right, is</p> <p>20 that what you're getting at?</p> <p>21 CAROL ESPOSITO: So the first service</p> <p>22 on Friday begins around 1 o'clock.</p> <p>23 CHAIRMAN TIGHE: Right.</p> <p>24 CAROL ESPOSITO: The second service</p> <p>25 begins around 1:45. So there was comments that</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">142</p> <p>1 CAROL ESPOSITO: Okay?</p> <p>2 CHAIRMAN TIGHE: And I'm trying to make</p> <p>3 sure that we have enough time, if this is approved,</p> <p>4 that the half hour is cutting it close, or are they</p> <p>5 in agreement that they could do the 45 minutes like</p> <p>6 the Madison --</p> <p>7 CAROL ESPOSITO: Sure.</p> <p>8 CHAIRMAN TIGHE: -- firehouse.</p> <p>9 CAROL ESPOSITO: I would also like to</p> <p>10 know if there's been any traffic studies about</p> <p>11 currently the situation at Madison Park Firehouse</p> <p>12 with how many cars are there?</p> <p>13 Because I can attest to the fact that</p> <p>14 there are way more than 90 cars at the services.</p> <p>15 ATTORNEY SACHS: We don't have that</p> <p>16 data. We have not done any study for the Madison</p> <p>17 Park Firehouse.</p> <p>18 CAROL ESPOSITO: I do, if you would</p> <p>19 like it.</p> <p>20 ATTORNEY SACHS: Well --</p> <p>21 CAROL ESPOSITO: Also -- also, the</p> <p>22 parking at Saint Bernadette's --</p> <p>23 ATTORNEY SACHS: -- with all due</p> <p>24 respect, I'm sure the witness has provided, in her</p> <p>25 opinion, an accurate count --</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 143</p> <p>1 MEMBER OF THE AUDIENCE: Let her talk. 2 ATTORNEY SACHS: Excuse me. 3 MEMBER OF THE AUDIENCE: Let her talk. 4 CHAIRMAN TIGHE: No, no, no, he's got 5 the floor. 6 ATTORNEY SACHS: You are asking me a 7 question. 8 CAROL ESPOSITO: Go ahead. 9 ATTORNEY SACHS: Mr. Chairman, I would 10 love to respond but it's again -- 11 CHAIRMAN TIGHE: Go ahead. 12 ATTORNEY SACHS: -- it's difficult 13 when I'm being interrupted. 14 MEMBER OF THE AUDIENCE: Let her talk. 15 MEMBER OF THE AUDIENCE: Let her talk. 16 CAROL ESPOSITO: Go ahead. 17 CHAIRMAN TIGHE: We're letting her 18 talk but he's answering her question. 19 CAROL ESPOSITO: I know. I'm waiting 20 for him. 21 ATTORNEY SACHS: All right, your 22 question was did we perform a study at the Madison 23 Park Firehouse; no, we have not. 24 However, if you have data you would 25 like to provide for me, I would love to see it. I</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 145</p> <p>1 in a crosswalk would be a safe. 2 Can you answer that? 3 THE WITNESS: Sorry, the question was? 4 CAROL ESPOSITO: How is it safe to put 5 a crosswalk at Villanova for people to leave 6 Saint Bernadette's? 7 THE WITNESS: Well, it would again be 8 subject to county review, but I think the idea would 9 be that we would put it there with a rectangular 10 flashing beacon, so it would emphasize the location 11 of the crosswalk. 12 CAROL ESPOSITO: Have you been there? 13 THE WITNESS: Yes. 14 CAROL ESPOSITO: Okay. Let's just 15 move on. 16 The last part is for the planning for 17 the Ernston traffic that you were talking about with 18 the warehouses; is the board aware of the 19 construction for Glenwood Oaks, the housing 20 development that is being built behind ShopRite on 21 Route 9, with the intention that that road will 22 eventually lead into Waterworks and connect into 23 Bordentown Avenue? 24 And how will that affect the traffic in 25 the area?</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 144</p> <p>1 know you're not a traffic engineer but I will take 2 your -- your opinion as to the numbers, okay. 3 CAROL ESPOSITO: Great. Thank you. 4 Let's also talk about the parking on 5 Saint Bernadette's parking -- sorry. 6 (Stenographer clarification.) 7 CAROL ESPOSITO: That's okay, sorry. 8 Also about the parking at 9 Saint Bernadette's. Coming out of 10 Saint Bernadette's and turning onto Villanova Road 11 -- I'm sorry, I live on Villanova Road. 12 Coming out of Villanova Road and 13 turning onto Ernston Road. I currently have two 14 teenage drivers. Most of the time I will not allow 15 my children to turn out of the Villanova Road to 16 make a left onto Ernston Road because it's just too 17 dangerous. 18 Currently there is not a crosswalk by 19 Villanova Road across Ernston Road, again, because 20 -- again, it's too dangerous. You currently have 21 two lanes westbound that go down to one lane right 22 at Villanova, and one lane eastbound that goes up to 23 two lanes. It is crazy. 24 So I'm not sure how the applicant 25 thinks using Saint Bernadette's and possibly putting</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 146</p> <p>1 A MEMBER OF THE AUDIENCE: Nobody 2 knows. 3 CAROL ESPOSITO: Thousands of homes 4 are currently being built and apartments are also 5 slated and approved. 6 ATTORNEY SACHS: I'm not sure that's a 7 question for us, I think -- 8 CAROL ESPOSITO: It is. I'm asking 9 how is that -- 10 ATTORNEY SACHS: Well, first of all, 11 we -- again, Mr. Stimmel's testimony is that he 12 spoke to, I believe it was Mr. Mashanski in 13 Sayreville and Mr. Holahan[sp] in Old Bridge, and 14 was advised that there were no proposed developments 15 that would impact this particular development, if 16 you want to elaborate on that. 17 Obviously, we were provided incorrect 18 information, i.e. the warehouse project on 19 Cheesequake, but, Mr. Stimmel, do you want to reply? 20 THE WITNESS: That was the gist of it, 21 Mr. Sachs. I contacted the zoning department in 22 Sayreville, zoning department in Old Bridge this 23 week, got a response from both of them, said there 24 were no projects which we needed to consider in our 25 traffic study. So, you know, certainly --</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">147</p> <p>1 CAROL ESPOSITO: So there I can agree 2 there's no projects for Sayreville or Old Bridge on 3 that plot of Ernston Road because there's nowhere to 4 put anything; however, there are projects in the 5 vicinity which could greatly impact the traffic in 6 the area. So that might be something everyone needs 7 to look into.</p> <p>8 THE WITNESS: That's what I asked. 9 That's the answer I got.</p> <p>10 Certainly we understand from the 11 board's comments the warehouse project and we're 12 going to look into that, and might follow up again 13 with the two zoning officers and follow up just on 14 other projects in general.</p> <p>15 CAROL ESPOSITO: Thank you. 16 CHAIRMAN TIGHE: You're welcome. 17 VICE-CHAIRMAN MULLER: Mr. Chairman -- 18 CHAIRMAN TIGHE: Name -- 19 JOSEPH KARMAZIN: Good evening. My 20 name is Joseph Karmazin, that's K-A-R-M-A-Z-I-N. I 21 live at 322 Ernston Road. I am a direct neighbor of 22 the mosque.</p> <p>23 VICE-CHAIRMAN MULLER: I just want to 24 make sure folks coming up to the mic know that it's 25 a question-and-answer period. Some of the people</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">149</p> <p>1 for a one-way in/one-way out scenario, like a church 2 -- any other church has, like any other place of 3 worship. I think people coming and going out of two 4 entrances and exits not far from one another, is 5 just -- people are going to get in each others way. 6 It doesn't make sense just logically.</p> <p>7 The way they're proposing this is going 8 to work, it's not going to work. Ernston Road now 9 today got backed up almost all the way to the 10 Route 9 -- and there's no activity at the mosque 11 right now, other than them dumping bricks today; 12 they're dumping debris back there.</p> <p>13 Oh, by the way, for the record, nothing 14 was demolished. He mentioned buildings were 15 demolished; the tent is still up, they're using it 16 as storage, okay. So people are in and out.</p> <p>17 I know, testimony, right? 18 ATTORNEY SORDILLO: Yeah, just a 19 reminder -- 20 JOSEPH KARMAZIN: I've got to sneak a 21 couple in there. 22 ATTORNEY SORDILLO: Hold on. Hold on. 23 No, no, please, please, let me finish. 24 Just so everyone is aware, I understand 25 that there are going to be -- sometimes you can't</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">148</p> <p>1 are providing firsthand testimony. They're not 2 sworn. So they have to come back during the general 3 public comment to be sworn in for that testimony to 4 be considered.</p> <p>5 So I just want to make sure that you 6 understand that because I think that people 7 understand that. Ms. Esposito came up and had some 8 specific firsthand testimony that she wanted and 9 it's not going to be part of the record unless folks 10 are sworn in at the end of the -- at the public 11 portion comment.</p> <p>12 So I just want to let people know that 13 so that you don't think it's on the record because 14 you say it now. It's not; you have to come back at 15 the end. Okay?</p> <p>16 JOSEPH KARMAZIN: Yeah, copy that. 17 Okay, April 22nd analysis had 180 18 vehicles on-site and with the 109 proposed spots it 19 just seems like a conundrum. When there's two 20 sessions on a Friday -- I think someone touched on 21 this, but this is -- we need to drive this point 22 home -- 90 cars coming in, 90 cars leaving within a 23 15-minute turnaround period, on Ernston Road, people 24 making lefts. 25 I really think it would be beneficial</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">150</p> <p>1 ask a question, you're going to have to have some 2 information to give background on the question. 3 JOSEPH KARMAZIN: Right. 4 ATTORNEY SORDILLO: We understand that. 5 But, once again, you know, with testimony or any 6 comments that you are going to make, even if you 7 make them now, they're not going to be, as the board 8 member said, they won't be part of the record. The 9 board won't be able to consider them until you do it 10 at the end.</p> <p>11 So that's why we want to make sure 12 you're aware of these procedures because the board 13 wants to be able to consider your comments, and if 14 you do them now, we can't.</p> <p>15 JOSEPH KARMAZIN: Okay. I get it. I 16 get it. 17 So the question is -- 18 ATTORNEY SORDILLO: We're talking about 19 parking. 20 JOSEPH KARMAZIN: So the question is 21 really for the board, I suppose; do you guys really 22 feel that this is going to work with that parking 23 situation on the in and the out? 24 I mean it's not -- making a left out of 25 there is so dangerous. There was already so many</p>

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1 accidents when they were operating legally. You can
2 look it up; You can do an OPRA request and see how
3 many accidents were already in front of that place.
4 Okay, no testimony. Let's see.
5 I want to talk about the cops outside
6 for Ramadan. Now, I'm a direct neighbor across the
7 street, and the cops leave their lights on until
8 around 11 o'clock at night. Lights my house up like
9 Christmas. It's really -- for 30 days. They say
10 Ramadan is one event; yeah, it's one event for
11 30 days long. And it is 24 hours. It's all hours.
12 People come and go. I live there.
13 Also, I wanted to talk about the fire
14 marshal. Did you guys say they signed off on this
15 yet or?
16 ATTORNEY POHLMAN: Sir, again, all of
17 your comments are important and there will certainly
18 be time for public commentary. However, this
19 session is limited to questions and comments about
20 the traffic portion of it.
21 Certainly, I believe Mr. Sachs
22 testified that there's been a submission made to the
23 fire marshal.
24 JOSEPH KARMAZIN: Okay.
25 ATTORNEY POHLMAN: A response has not

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1 been received yet. When there is, there's a
2 document that will be part of this record and will
3 be made available to the public and you can question
4 on.
5 But in order to ensure a clean record,
6 we have to limit this portion, this section of the
7 application to questions relating to the traffic
8 study as well as the parking. So traffic and
9 parking.
10 JOSEPH KARMAZIN: Okay. I have
11 parking questions.
12 Well, the fire truck, fire truck that's
13 part of it, right, they're supposed to be able to
14 turn around?
15 ATTORNEY POHLMAN: So as part of every
16 application they request a turning radius or a
17 circulation plan for emergency vehicles. Again,
18 that's not part of this part of the application.
19 JOSEPH KARMAZIN: That's not part of
20 it, okay.
21 ATTORNEY POHLMAN: That will be
22 addressed. I'm sure, by the applicant that will be
23 addressed.
24 And again, that's a report that you
25 would see to show whether or not Sayreville's

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1 emergency vehicles are able to properly and safely
2 circulate that property.
3 JOSEPH KARMAZIN: Right.
4 ATTORNEY SACHS: And, Mr. Pohlman, we
5 do have turning templates that have been provided,
6 so they already have been provided.
7 JOSEPH KARMAZIN: I believe there was
8 a waiver requested for the parking spots in the
9 front, they're supposed to be put so far back, and
10 they requested a waiver they said last meeting; is
11 that correct, Mr. Sachs?
12 ATTORNEY SACHS: Yeah, we're going to
13 address that with our planning testimony.
14 JOSEPH KARMAZIN: I have an issue with
15 parking spots proposed. They're facing my house,
16 which means headlights will be shining on my house,
17 and I have issue with that.
18 ATTORNEY SACHS: Point taken.
19 JOSEPH KARMAZIN: Okay?
20 ATTORNEY POHLMAN: You can request
21 that the applicant address screening issues, sir,
22 screening so that --
23 JOSEPH KARMAZIN: Screaming?
24 CHAIRMAN TIGHE: Screening for the
25 light.

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1 ATTORNEY SACHS: Some buffering, some
2 additional buffering.
3 JOSEPH KARMAZIN: Okay. Well, I
4 thought that's why it's supposed to be set back so
5 far. Oh, okay. All right, sure, put bushes.
6 Okay, so the crosswalk situation, I
7 know the other lady there had brought it up. And
8 being that I live across the street, people were
9 crossing right in front of my house, using my
10 driveway as a crosswalk.
11 The nearest crosswalk is Ernston and
12 Bordentown. The other one is all the way up by
13 Gateway light, okay. There is no way people are
14 going to not cross Ernston Road coming from park.
15 It's a safety concern. They're definitely going to
16 do it. There's no other way to get there.
17 Unless you add an additional traffic
18 light somewhere on Ernston Road, where they can hit
19 a button and cross safely, I don't see how this is
20 going to work for overflow.
21 I mean, and it's half a mile away;
22 Saint Bernadette's is half a mile away from their
23 mosque. That's a hike. When it's raining, when
24 it's zero degrees outside, they're going to make
25 this trek? I highly doubt it. I highly doubt it.

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 155</p> <p>1 Oh, yes, so the other thing was the 2 buses. I know they're saying, you know, they're 3 claiming it's not going to be buses, but there's 4 going to be schooling, there's going to be children, 5 there's going to be basketball. We all know, we 6 have all gone to different churches, and played in 7 different leagues, there's always buses. You're 8 going to need buses. It's an absolutely must. 9 There is no way you're going to cart these people on 10 a Ford Escape. 11 ATTORNEY POHLMAN: And I think that's 12 why the town's traffic engineer, special traffic 13 engineer, requests that the applicant address the 14 busing issue for the exact points raised that you 15 raised. The expert stated that he foresees, based 16 on his experience, that it's likely that there may 17 be buses at some point, which is why they've asked 18 the applicant to specifically address that issue. 19 And the applicant has acknowledged that they will, 20 and we expect that we'll have an updated report on 21 that before the next meeting. 22 JOSEPH KARMAZIN: Oh, good. The other 23 thing, he mentioned something about a drop-off point 24 in the front. Can you elaborate a little bit on 25 that, please?</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 157</p> <p>1 my professionals? 2 RUDY JAMES: Either one of you, yeah. 3 Whoever wants to answer the question, in Sayreville 4 specifically? Just curious. 5 ATTORNEY SACHS: Well, I can call 6 Mr. Stimmel. 7 RUDY JAMES: It's a question. 8 THE WITNESS: My office is in 9 Rutherford. Most of the work I do is up in north. 10 I'm sure I worked in Sayreville in the past, but 11 it's been 12 years, probably. 12 RUDY JAMES: Okay. Could we maybe be 13 afforded some of the projects that have previously 14 been worked on with this crew in Sayreville? 15 ATTORNEY SACHS: Sorry, I didn't 16 understand the question. 17 RUDY JAMES: We'd like to know what 18 projects you previously worked on in Sayreville, 19 maybe go look it up and come back and let us know, 20 yeah. 21 ATTORNEY SACHS: Well -- 22 RUDY JAMES: Are you able to do that? 23 That's the question. 24 THE WITNESS: No. 25 RUDY JAMES: No? Okay.</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 156</p> <p>1 ATTORNEY SACHS: Well, I think we said 2 we're going to provide some type of detail which 3 will shows where a drop-off will be. And we'll 4 provide that to the board. 5 JOSEPH KARMAZIN: Okay. So there's 6 nothing drawn in the parking lot for a drop-off 7 point, right? 8 ATTORNEY SACHS: Right now I don't 9 believe there's anything on the plan. 10 JOSEPH KARMAZIN: So it would have to 11 get updated, okay. 12 Okay, that's it for me. Thank you. 13 RUDY JAMES: How you doing? Rudy 14 James. I live on Parkway. R-U-D-Y, J-A-M-E-S. 15 (Stenographer requests clarification.) 16 RUDY JAMES: Parkway Place. No, I'm 17 good. I live right up the block, so I'm good. They 18 could find me if they want to come up the block. I 19 understand that, someone else didn't have to do that 20 either so I'll take that same liberty. 21 I'm curious, if either one of you 22 gentlemen have actually done any projects in 23 Sayreville before, and what they were? Any of these 24 traffic, you know... 25 ATTORNEY SACHS: Are you asking about</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 158</p> <p>1 THE WITNESS: No, I'm not able to do 2 that. 3 RUDY JAMES: Just because of the 4 variances that we have here, I'm just curious how 5 any other variances might have appeared. 6 On top of that is, do you have any 7 ideas or is there any plans for the permit parking 8 for residents? Being that, you know, people may 9 park otherwise and not want to drive up the block, 10 understandably, by the way. 11 THE WITNESS: Am I aware of permit 12 parking for residents? 13 RUDY JAMES: Yeah, like Parkway Place, 14 you know, if say, you know, we want to make sure 15 people aren't going to be parking on Parkway Place, 16 is there some sort of amenity that is going to be 17 provided, like parking permits? Is that in the 18 plan? I didn't see that. Just curious. 19 So I've lived there for about 10 years 20 -- sorry, I apologize. I've lived there, just to 21 give you background on this, I have lived there for 22 about 10 years I believe, previously there were even 23 some signs up over there in that way, there's buses 24 and things that have left there over the years and 25 some of that has dwindled, but parking has always</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">159</p> <p>1 been a concern there; it's a small neighborhood. 2 And the idea of making a right-hand turn out of 3 Parkway Place -- getting to a question.-- is not 4 only dangerous, okay, but it has proven, proven to 5 have issues for all the businesses in that area, 6 okay, because it gets backed up. 7 So in the parking reports that you all 8 did that were of a certain amount of time and, 9 obviously -- I'm sorry, Bernie, give me a minute 10 here -- but obviously not the amount of time that 11 should have been checked, okay. Did you take into 12 consideration the safety and previous accidents that 13 have happened at that location? 14 ATTORNEY SACHS: No, no. 15 RUDY JAMES: Okay, are we good? 16 ATTORNEY SACHS: Hold on. 17 THE WITNESS: I'm trying to write down 18 the -- 19 ATTORNEY SACHS: We're trying to write 20 down your question. 21 RUDY JAMES: No problem. She is 22 actually taking notes, might get them -- 23 ATTORNEY POHLMAN: Mr. Sachs, I think 24 the gentleman's question is in developing the 25 traffic plan for the site did the experts consider</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">161</p> <p>1 RUDY JAMES: I'm a business owner, and 2 I've been doing this for a long time. 3 CHAIRMAN TIGHE: You're correct. 4 RUDY JAMES: This doesn't -- thank you. 5 I'm sorry, Mr. Chair. 6 CHAIRMAN TIGHE: You're correct. 7 RUDY JAMES: Yeah, I know that I need 8 to comply under certain things; it's called 9 compliance. I know we've talked about 10 accountability, but I think that there has been some 11 maybe loopholes taken into account with the -- I 12 don't know. 13 How many people are going to be here? 14 250 square feet is a hotel room. So we are 15 accommodating one person per hotel room; is that 16 what we're saying? Let's confirm that also. 17 ATTORNEY SACHS: Mr. Chairman, I don't 18 know if it's a comment, if it's a question. 19 RUDY JAMES: No, are you estimating on 20 one person per 250 feet? 21 ATTORNEY SACHS: Well, I think -- no. 22 I think the comment by my -- excuse me, I think the 23 comment by our engineer. 24 RUDY JAMES: Oh, the parking space. 25 Sorry, go ahead.</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">160</p> <p>1 the past history of accidents, pedestrian strikes, 2 MVA's, anything along those lines? 3 And, if so, what role did that play in 4 the development of this traffic plan. 5 THE WITNESS: We looked at the traffic 6 safety associated with the proposed driveway 7 locations at the subject property. The issue with 8 the pedestrian crossings is something that has come 9 up relatively recently in terms of this project, 10 with the possibility of off-site parking at 11 Saint Bernadette's, so we haven't investigated any 12 past pedestrian safety issues crossing Ernston Road. 13 As far as the driveway is concerned, 14 the location of the driveways, the sight lines, 15 et cetera, all of that is fine; it's in accordance 16 with accepted engineering standards and has been 17 approved by the county. 18 The pedestrian issue, the possibility 19 of a sidewalk, a crosswalk rather, would require 20 some further investigation. 21 RUDY JAMES: It sounds like there's a 22 lot of work still to get done here before you submit 23 for an application. That's a question, I'm just 24 saying. 25 CHAIRMAN TIGHE: You're correct.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">162</p> <p>1 CHAIRMAN TIGHE: Go ahead, Larry. 2 ATTORNEY SACHS: Thank you. Thank 3 you. 4 I think the comment by the expert, by 5 Mr. Stimmel, is that the number of parking spaces in 6 his calculation is based on the square footage in 7 the building, and it's one space per 250 square 8 feet. 9 RUDY JAMES: In a 14,000-square-foot 10 prayer area? Where is the math mapping? 11 ATTORNEY SACHS: I'm sorry, what was 12 that? 13 RUDY JAMES: Where does the "math map"? 14 You never heard that? No? Okay. 15 How does your math add up? 16 ATTORNEY SACHS: I think my expert 17 provided that testimony several times this evening, 18 sir, so. 19 MEMBER OF THE AUDIENCE: Not a good 20 expert. 21 RUDY JAMES: He hasn't provided an 22 answer that I believe a math teacher would accept, 23 so let's start there. 24 All right, I'm good. Thanks. 25 PRUTHVIK PATEL: Pruthvik Patel,</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">163</p> <p>1 P-R-U-T-H-V-I-K, P-A-T-E-L. 2 All right, so my question is for 3 Mr. Khan. As we discussed in the last -- 4 (Stenographer clarification.) 5 PRUTHVIK PATEL: Oh, sorry, 8 Singer 6 Court, Parlin. 7 All right, so as we discussed last 8 time, you said the building will be designed as per 9 2021 IBC, right; that's the International Building 10 Code, right? 11 And International Building Code 2021 12 refers to ASC 716 for the wind speeds, correct? 13 ADNAN KHAN: I'm not an architect, 14 that's a question for architect, but, yeah, whatever 15 the code requires. The building and the whole site 16 will be designed per the building code and the 17 township or town and county ordinances. Yes, 18 agreed. 19 PRUTHVIK PATEL: As per AC 716, the 20 wind speed that the building will be designed for 21 will be 115 miles per hour, 1-1-5 miles per hour. 22 Has any one of you in Parlin been in 23 this wind speed? 24 ADNAN KHAN: That's a code. That's a 25 code you have to --</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">165</p> <p>1 the worst-case scenario? 2 ATTORNEY POHLMAN: Sir, certainly 3 you're certainly educated in this area. I just have 4 to remind you to please direct your questions at 5 that engineer. 6 So is your question to the engineer, 7 that you as a professional, are asking why is the 8 parking plan being scaled down to a lower level than 9 the maximum amount of parking that may be available 10 on the site, is that -- please, folks, please. 11 Sir, is that your question to the 12 engineer? 13 PRUTHVIK PATEL: That is my question, 14 yes. 15 ATTORNEY POHLMAN: Okay, thank you. 16 PRUTHVIK PATEL: But the reason I 17 asked him was because he is an impartial party. 18 ATTORNEY POHLMAN: And it's difficult, 19 and there's a formal process sometimes, and I 20 understand how it can be frustrating, but in order 21 to ensure that we have a clean record. 22 There is certainly going to be a time 23 where every member of the public -- every resident 24 of Sayreville, Old Bridge, of Parlin -- will be able 25 to ask questions, make comments and have questions</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">164</p> <p>1 MEMBER PATEL: No, no, no, I agree 2 with it. I am a structural engineer, I'm licensed 3 in New Jersey, I know. And I agree with the code, 4 we have to follow the code. But we have not seen 5 this wind speed, right, but we still design the 6 building for the worst-case scenario. You are also 7 going to design the sewage for the worst-case 8 scenario. 9 But when it comes to -- but when it 10 comes to parking, the traffic engineer very 11 conservatively takes a very low number and he says 12 that my applicant told me that only 150 or 13 120 people would come in. 14 If you are an -- I understand that you 15 don't have enough data points. He said that the TIA 16 or the report has only two mosques in the study. 17 And they carried out two other mosques as well. I 18 understand, four data points doesn't make sense. So 19 if that doesn't make sense, doesn't it make 20 engineering judgment to go with the worst-case 21 scenario? 22 You are the engineer, sir, right, on 23 the town council? You, sir, you are the town 24 engineer? Doesn't it make sense, engineering sense 25 that if you don't have enough data we should go with</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">166</p> <p>1 presented to this board, but at this point -- 2 UNIDENTIFIED SPEAKER: You keep saying 3 that. 4 ATTORNEY POHLMAN: Yes, and the 5 process, the way the Municipal Land Use Law in the 6 State of New Jersey establishes that how these 7 proceedings are done, is that the applicant puts on 8 witnesses. When that witness is -- when that 9 witness is done presenting their testimony, they're 10 allowed to be questioned by the board and the board 11 professionals. Then the public has the opportunity 12 to question these witnesses, like they're doing 13 here. 14 Then, when the applicant closes their 15 application, is when the public by law is provided 16 the opportunity to provide testimony, if they want 17 to be sworn in, and provide commentary, if they 18 wish. And that's the process which we have to 19 follow in order to ensure that we have a clean 20 record, and that any decision that's rendered by 21 this board would be supportable and would be -- 22 would be upheld upon any judicial review. And so 23 that's why we have to be a stickler to form here. 24 And I'm not going to take your time 25 away because I'm talking a lot, and that's my fault,</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 167</p> <p>1 but I believe that I clarified your question, which 2 is to the engineer --</p> <p>3 PRUTHVIK PATEL: Yes. 4 ATTORNEY POHLMAN: -- is why with 5 respect to the purpose of parking is he scaling down 6 as opposed to scaling up, and assuming that it would 7 be the maximum type of use; is that correct? 8 PRUTHVIK PATEL: Yes, sir. Thank you. 9 ATTORNEY POHLMAN: Thank you, sir. And 10 you can...</p> <p>11 THE WITNESS: So were you asking me 12 that question or --</p> <p>13 PRUTHVIK PATEL: Whoever, whichever 14 engineer wants to answer.</p> <p>15 THE WITNESS: Parking, generally, is 16 not designed for the worst-case scenario. It was 17 something I said in response to the planner from 18 Old Bridge before.</p> <p>19 Because of a use like this -- and, 20 again, I think everybody is in agreement on this -- 21 most of the parking demand is going to occur during 22 those Friday services. If it lasts two hours from 23 the beginning of the first service to the end of the 24 second service, that means the remaining 22 hours of 25 the day and the remaining six days of the week, the</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 169</p> <p>1 So the side effects are a little bit 2 lesser, too, but that's the standard --</p> <p>3 PRUTHVIK PATEL: Same rules, though, 4 no? Don't we have to follow the code, though? 5 THE WITNESS: We can ask for -- you 6 can ask for a variance or a waiver from the parking 7 requirement. The building code is another matter. 8 PRUTHVIK PATEL: Okay. So majority of 9 the time in Sayreville there will be less than 60 10 miles per hour wind speeds, so let's just design the 11 structure for 60 miles per hour. Why are we wasting 12 money?</p> <p>13 Ask him how much money he will save if 14 he designed the structure for 60 miles per hour? A 15 lot of money. A lot of man hours.</p> <p>16 So it doesn't make sense. He's telling 17 from the first point that he doesn't have enough 18 data points. I will agree to his point, he doesn't 19 have enough data points. That's why we have to go 20 with the worst-case scenario.</p> <p>21 And I would like the town council to 22 concentrate on this point and make a review on that. 23 That's all I have.</p> <p>24 Do I have to stay till the end? 25 ATTORNEY POHLMAN: No, sir, you're not</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 168</p> <p>1 majority of the parking isn't going to be used by 2 anyone.</p> <p>3 So the more parking you provide on the 4 subject property is more parking that you're not 5 going to have used most of the time.</p> <p>6 The intention with these parking 7 requirements is generally to accommodate most of the 8 parking demand on-site under the majority of 9 conditions.</p> <p>10 And the municipalities that are 11 changing their parking requirements are actually 12 making the parking requirements less for the most 13 part, not increasing them because of the negative 14 effects that go along with providing parking that is 15 not used most of the time.</p> <p>16 You know, whether or not someone is 17 parked there you still have the stormwater runoff, 18 you still have the heat island effect, you have less 19 room for landscaping, and so on.</p> <p>20 So, you know, and I guess in a more 21 light-hearted manner the issue is if you don't have 22 enough parking, you have to find parking someplace 23 further away; whereas, if you don't design to meet 24 the wind speed requirement, the building falls over 25 and people die.</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE 170</p> <p>1 required to stay. You can leave at any time, 2 there's no --</p> <p>3 PRUTHVIK PATEL: Oh, no, about that 4 signing thing; I don't know, I didn't...</p> <p>5 All right, thank you.</p> <p>6 MICHAEL DELANEY: Thank you, 7 Mr. Chairman, Michael Delaney, D-E-L-A-N-E-Y, 4 8 Bielak Place, Parlin.</p> <p>9 CHAIRMAN TIGHE: Traffic, right? 10 MICHAEL DELANEY: I beg your pardon? 11 CHAIRMAN TIGHE: Talking about traffic? 12 MICHAEL DELANEY: I have a few 13 questions for Mr. Stimmel, if that's okay? 14 CHAIRMAN TIGHE: That's perfect. 15 MICHAEL DELANEY: Thank you. 16 Mr. Stimmel, you testified earlier when 17 you were reading from your August 8th, 2023, report 18 as well as in response to the Bright View report 19 that one of the sources of your information was 20 information from your client; is that correct? 21 THE WITNESS: Yes. 22 MICHAEL DELANEY: What, if anything, 23 did you do to verify the accuracy of that 24 information? 25 THE WITNESS: Mainly I looked at the</p>

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">171</p> <p>1 data for the existing use on the property. We had 2 counts at the site when it was operating as a 3 mosque, and the numbers he was proposing seemed 4 reasonable based on the utilization of that site for 5 that use.</p> <p>6 MICHAEL DELANEY: So, for example, one 7 of the sources of information -- I'm sorry, one of 8 the numbers that you testified was 300 members I 9 guess we're calling them, was that something that 10 you verified that number?</p> <p>11 THE WITNESS: That was just provided 12 in testimony at the last hearing, the 300 members in 13 the congregation.</p> <p>14 MICHAEL DELANEY: That's something 15 that you said this evening in response to an inquiry 16 with regard to the Bright View report and some of 17 the issues that it raised specifically with vehicle 18 counts.</p> <p>19 THE WITNESS: Correct.</p> <p>20 MICHAEL DELANEY: You were talking 21 about 300 members.</p> <p>22 THE WITNESS: That was testified to on 23 the record at the last meeting.</p> <p>24 MICHAEL DELANEY: Okay.</p> <p>25 My question again, sir, to you was did</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">173</p> <p>1 best data available.</p> <p>2 So, if, in the future, the site 3 generates more -- obviously, we're talking if it's 4 approved -- if the site generates more traffic than 5 what the client had indicated, than what our 6 projection showed, what the prior counts at the site 7 had shown, there was a discussion -- or I believe it 8 might have been in Mr. Cornell's review letter, that 9 the applicant should provide an after-the-fact 10 traffic study if and when the site becomes 11 operational, to review any issues with access, 12 parking, circulation, et cetera, that may come up.</p> <p>13 And I think, you know, the client has 14 agreed to comply with a number of other comments 15 from the board professionals and would certainly 16 comply with that.</p> <p>17 So the last thing that we want to do is 18 do anything that poses a safety issue down the road. 19 We want to get this right. We think we've provided 20 the best information.</p> <p>21 We understand the comments from the 22 board. We're going to come back at a future date, 23 to be determined, with additional information and 24 try to address the remaining comments at that point.</p> <p>25 MICHAEL DELANEY: Thank you,</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">172</p> <p>1 you personally do anything to verify that 2 information which was provided to you by your 3 client?</p> <p>4 THE WITNESS: No.</p> <p>5 MICHAEL DELANEY: You did not, okay. 6 In your experience as a professional testifying as 7 an expert have you ever come across any information 8 where the data that you relied upon is inaccurate, 9 other than this evening?</p> <p>10 THE WITNESS: I wouldn't make that 11 stipulation about the data this evening. I would 12 say that I have relied on data which has been 13 updated, as more data has become available.</p> <p>14 I don't think I've ever relied on data 15 that I have found to be inaccurate.</p> <p>16 MICHAEL DELANEY: If you did find that 17 a conclusion that you gave was based upon inaccurate 18 data, would that also result in the conclusion being 19 inaccurate?</p> <p>20 THE WITNESS: Not necessarily. We 21 don't have a crystal ball; we don't know what the 22 future holds. We don't know exactly how much 23 traffic this site is going to generate, if and when 24 it gets approved. We're trying to provide a 25 projection of future traffic operations based on the</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">174</p> <p>1 Mr. Stimmel, but would you answer the question I 2 asked you, please?</p> <p>3 The question that I asked you, please, 4 was in your experience does inaccurate information 5 invalidate your conclusion based upon that 6 information? Yes, it does; no, it does not.</p> <p>7 THE WITNESS: It requires a new 8 analysis. It doesn't necessarily invalidate it. 9 You could still come to the same conclusion based on 10 the updated data.</p> <p>11 MICHAEL DELANEY: Fantastic, okay. I 12 had one more question.</p> <p>13 Mr. Zebrowski asked you a follow-up 14 about I guess we're calling them comps from some of 15 the other mosques that you viewed, to use a real 16 estate term. I don't know if he asked to include 17 any information you had about the number of cars and 18 the number of people. But to the extent that that 19 hasn't already been asked, could I respectfully 20 request that that information also be provided in 21 your response? [Request]</p> <p>22 THE WITNESS: Certainly.</p> <p>23 MICHAEL DELANEY: Thank you.</p> <p>24 And the last issue, I don't -- last 25 question, I don't know if it's for Mr. Stimmel or</p>

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1 Mr. Sachs or the board, but this reciprocal
2 agreement with Saint Bernadette's that we heard
3 about, is that -- Mr. Sachs, I guess when we were
4 here on April 3rd, you said there was an overflow
5 agreement; is that the overflow agreement you
6 referred to earlier?

7 ATTORNEY SACHS: Um-hmm.
8 MICHAEL DELANEY: And to the extent
9 that's an -- I'm sorry.

10 ATTORNEY SACHS: Yeah, to the extent
11 there's a need to utilize that parking lot, that
12 would be for overflow.

13 MICHAEL DELANEY: To the extent that
14 that's in writing I would respectfully request that
15 that be submitted to the board and also updated to
16 the public documents that are available for the
17 public to review. [Request]

18 Thank you very much.

19 RICHARD CONNOLLY: Good evening. My
20 name is Richard Connolly, C-O-N-N-O-L-L-Y. I live
21 at 3050 Cheesequake Road in Parlin. That's the
22 Old Bridge side of Parlin.

23 There's been a lot of chitchat about
24 the number of parking spaces that need to be
25 available. And just, they had services at the

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1 Madison Park Firehouse, the same road that I live
2 on, and I drove by and saw a whole bunch of cars
3 there.

4 This question is for everybody here;
5 did anybody with authority go there and actually
6 count cars?

7 ATTORNEY POHLMAN: Sir, again, I have
8 to remind you to please direct your question, which
9 is a very good question, to the traffic -- to the
10 traffic expert. He's the --

11 RICHARD CONNOLLY: The question was --
12 I mean if you counted the cars, you could say yes,
13 and if he counted the cars, he could say yes.

14 Did anybody here count the cars? And
15 if the answer is no, why not?

16 ATTORNEY POHLMAN: Sir, at this time
17 all questions have to be directed to the expert.
18 And I will just bring to your attention that a prior
19 member of the public did ask that question and I
20 believe that -- Mr. Stimmel can respond, but I
21 believe that Mr. Stimmel said that he did not view
22 the cars at that firehouse location during services.
23 But he can certainly respond.

24 THE WITNESS: That is correct, we
25 haven't counted cars at that location. We are

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1 certainly looking at it for the next meeting.

2 RICHARD CONNOLLY: I mean, I know it's
3 not on the record or anything, I counted them. I've
4 got pictures.

5 ATTORNEY POHLMAN: And, sir, when it
6 comes to --

7 RICHARD CONNOLLY: It's certainly over
8 100. There was 145.

9 ATTORNEY POHLMAN: And, sir, when it
10 comes to the time when the applicant has closed
11 their case and it comes time for public commentary
12 and testimony, you can certainly come and put that
13 information into the record.

14 The information that you observed you
15 can place into the record at that time, and the
16 board would be able to consider it.

17 RICHARD CONNOLLY: Understood. Now
18 this is a comment and then I'll be done.

19 This is Sayreville -- I live in
20 Old Bridge -- somebody from Sayreville should have
21 counted the cars.

22 ATTORNEY POHLMAN: Well, we'll always
23 remind the public and members of the board, that the
24 consideration of the information in this application
25 has to be contained to what is presented during the

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1 course of the hearing, and the evidence that is
2 provided by our experts, by the applicant, by its
3 fact witnesses, and by the applicant's experts.

4 SYED ALI: Good evening. My name is
5 Syed Ali, A-L-I. I'm from 44 Kierst Street, Parlin.
6 K-I-E-R-S-T, Street, Parlin.

7 I don't really have questions, but I
8 have comments for the board's understanding, as well
9 as for the general public.

10 Now, we're talking about all the
11 technicalities here as to how many square footage
12 there, how many parking spots should be. One has to
13 understand the demographic of the community that
14 we're dealing with.

15 Now, the expert have already explained
16 over and over that the daily five a.m. prayers --

17 ATTORNEY POHLMAN: Sir. Sir. The
18 information you have may certainly be valid and
19 important, but again, I have to remind you, this
20 portion of the hearing has to be limited to
21 questions about parking and about traffic --

22 SYED ALI: I'm getting to that.

23 ATTORNEY POHLMAN: -- related to that
24 site.

25 And, in particular, I'm going to ask

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">179</p> <p>1 you to not make any comments about the demographics 2 of this application, about the applicant's rituals, 3 about the applicant's number of congregants within 4 the community, because that information is not 5 relevant to this portion of the hearing. 6 SYED ALI: Okay. 7 ATTORNEY POHLMAN: And certainly, as I 8 have stated before, there will come a time in the 9 hearing when, after the applicant has put its case 10 in and, quote/unquote, rested, in which members of 11 the public will be able to provide such information. 12 And it's valuable information you may have, and no 13 one is disputing that, but right now commentary, 14 particularly commentary about the use and about the 15 demographics of this applicant, is not appropriate, 16 and I have to ask that that not be part of the 17 record at this time. 18 SYED ALI: But all the chanting here is 19 about the traffic, the number of parking spaces. 20 What I'm trying to explain is when we 21 come to the mosque as a family, if you understand 22 the demographics -- I have a family of six. I'm not 23 going to come in six cars, by the way, I will come 24 in one car so. And anyone counting one space, one 25 car for three, you know, seats, it's actually</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">181</p> <p>1 are being raised to this expert, and the expert's 2 response to it. And the board will be advised as to 3 what information it can and cannot consider. 4 But I just want to be clear, the board 5 has not made any finding that any other project 6 either is beneficial, is not beneficial, has a 7 greater impact than another impact, and certainly 8 has not made any determination regarding the impact 9 of off-site traffic. 10 SYED ALI: All right, thank you. 11 CHAIRMAN TIGHE: Sir. 12 Ma'am, he had his hand up first. 13 You're next. 14 OSMAN ZAMAN: Good evening. My name is 15 Osman, spelled O-S-M-A-N, last name, Zaman, 16 Z-A-M-A-N. I live at 418 and own 420 Main Street, 17 right across the street. 18 This question is actually for the 19 board. I think we got some new information that the 20 intersection of Cheesequake Road and Bordentown Road 21 was altered for the arsenal project. And how did 22 that come about? 23 And, like, I wanted to know what -- 24 what ordinances or rules mandated that change? 25 Because if that is allowed for a business, then what</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">180</p> <p>1 irrelevant for this particular project. So 2 everybody has to understand. 3 Plus, we're bringing the traffic issue 4 with other projects. Now this arsenal project, I'm 5 sure the board heard the arsenal project, you know, 6 testimonies from their expert and traffic studies 7 from their expert, and that has been done. 8 Now who is here to decide that all the 9 trucks from the arsenal project has to come to this 10 project of the mosque only? 11 There are roads going the other way, to 12 the Washington Road. There are trucks which are 13 coming to Bordentown Avenue, that is likely to go 14 straight on Route 9. 15 The trucks are not likely to make right 16 turn to go onto -- there may be one or two, but why 17 are we making all that conclusion for this 18 particular application? 19 ATTORNEY POHLMAN: So there have been 20 no conclusions reached regarding this. The board 21 has not rendered any opinion or any finding of fact 22 with respect to traffic flow in -- particularly 23 off-site traffic issues, there has been no 24 determination made by this board. 25 The board is hearing the questions that</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">182</p> <p>1 changes would be allowed at the intersection of 2 Bordentown Road and Ernston. 3 ATTORNEY SORDILLO: Well, if I may, 4 Mr. Chairman. That's not relevant to this 5 particular application. It's not -- I'm not saying 6 it's not a relevant question and it's a very good 7 question, and it actually may be something more akin 8 to, not to this board, but to actually the governing 9 body of the borough. It's not something that's 10 within this board's jurisdiction, and certainly not 11 within the jurisdiction of this application. 12 So there's no answer to that, you know, 13 to give you right now, but that's not to say it's 14 not a good question; it's just something this may 15 not be the right venue for. 16 OSMAN ZAMAN: Okay. That's fine. I 17 just wanted -- that's what my question was. 18 And the second, I wanted to know would 19 increased traffic flow stop the building of the 20 masjid? I think that's what everybody is trying to 21 see. 22 ATTORNEY SORDILLO: Could you maybe 23 rephrase the question? I don't quite understand the 24 question, I apologize. 25 OSMAN ZAMAN: So Muslims have the</p>

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1 right to practices their religion; the congregation
2 has the right to practice their religion. But it
3 looks like if there's enough traffic that they will
4 not get that right.

5 So is that actually true, or is it
6 coordinating the building with the traffic?

7 ATTORNEY POHLMAN: Ah. So there has
8 been no decision or opinion given by this board
9 regarding any aspect of this application at this
10 time.

11 The applicant, the applicant which is
12 the mosque, is the party that presented testimony
13 and evidence regarding the traffic, which is why
14 we're discussing it today. It is the applicant who
15 is putting the information before the board.

16 The reason they are putting it before
17 the board is because traffic flow in and out of the
18 site, the queuing at the site, traffic circulation,
19 are all relevant topics with respect to any
20 application for a land use development, for any
21 board in the State of New Jersey.

22 And so the reason this is being
23 discussed tonight isn't because it's checking a box,
24 you know, that we're determining tonight whether
25 it's enough or not enough. It's because the

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1 applicant is presenting information to the public,
2 to the board regarding traffic because that traffic
3 flow in and out of this site, the queuing, getting
4 in and out on the road and the property, are all
5 relevant issues to consider in whether or not this
6 plan is the best plan that it can be and is
7 appropriate.

8 The applicant is the one who is
9 presenting this tonight. The board, you know, is
10 not -- you know, has not made any decision on
11 anything right now.

12 OSMAN ZAMAN: Thank you. That's all.
13 Thank you for the clarification.

14 CHAIRMAN TIGHE: Ma'am, before you
15 testify I'm just going to mention that we're going
16 to stop at eleven.

17 Go ahead, ma'am.

18 JENNIFER EDWARDS: My name is Jennifer
19 Edwards. Address is 10 Vincent Street, Parlin. I
20 live behind this proposed location.

21 I had a couple of questions for our
22 experts today. So there was testimony given that
23 the hours were going to be from 6:00 a.m. to
24 8:30 p.m. and I know that you reiterated that again.
25 Given that the current website has

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1 earlier prayer times and later prayer times, is it
2 your testimony today that those will not be
3 accommodated, or will they be potentially
4 accommodated outside of the hours that you gave us?

5 ATTORNEY SACHS: I think I indicated
6 we will provide some type of calendar to the board
7 before the next hearing which will delineate the
8 specific times, all right.

9 So if I misspoke at the last meeting,
10 which I may have because -- I mean, I had some
11 knowledge that the seasonal changes do affect it,
12 but, in general, those are the hours that we thought
13 we would be operating. There may be some
14 fluctuations based on seasons.

15 But, again, the testimony at the last
16 meeting as well, ma'am, was that the first service,
17 the early morning service, and the late day service
18 is generally not well-attended, maybe 5 or 6 patrons
19 so.

20 JENNIFER EDWARDS: So it is, then,
21 your testimony today that --

22 ATTORNEY SACHS: Well, I don't testify
23 so.

24 JENNIFER EDWARDS: Okay. Well, per
25 your comments -- per your comments the potential is

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1 definitely there that this facility would be open
2 outside of the hours that you're giving?

3 ATTORNEY SACHS: Yes, that testimony
4 may be subject to revision based upon our look at
5 that -- that calendar.

6 JENNIFER EDWARDS: Okay. Second point
7 or question that I have is regarding traffic.

8 I live in the neighborhood that is
9 directly behind this location. I notice that
10 absolutely no one here has mentioned it at all. And
11 there is a big concern there in people cutting
12 through and most definitely parking.

13 It is going to be the -- the location
14 for parking. We're well within half a mile. We're
15 directly behind this facility.

16 So Center Avenue and Parkway Place are
17 the two side streets between Route 9 and Bordentown
18 Avenue. They're not mentioned. Nobody is talking
19 about them. There has been no part of the traffic
20 study involving these streets. Also Villanova Road
21 which is almost directly opposite Center Avenue.

22 I wanted to ask is there a reason why,
23 besides inconvenient truths, is there a reason why
24 these other intersections were not addressed in part
25 of the traffic study?

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1 I will let you answer that, and then I
2 will continue.

3 THE WITNESS: Sure, the idea was to
4 focus on the location of the site driveways when the
5 site was operational, and also the intersection of
6 Bordentown Avenue, given that it was the nearest
7 intersection where we anticipated the significant
8 volume of turning movements.

9 The intersection of Ernston and Center
10 and Ernston and Parkway Place are controlled by stop
11 signs on the minor street approach obviously. Most
12 of the site traffic added to that location was
13 expected to be through traffic and, therefore, did
14 not feel it would have a significant impact on
15 operations at that location.

16 So that's the reason that it wasn't --
17 those intersections weren't counted and weren't
18 included in the traffic study, other than we
19 mentioned in the initial traffic report that
20 basically said what I just told you.

21 JENNIFER EDWARDS: Okay. Just a
22 comment. I, obviously, use Center Avenue often to
23 get out onto Ernston Road east. Just a few weeks
24 ago I was trying to make a left out of that
25 intersection and I sat there for a full two minutes,

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1 which I timed it, which is a two full green lights
2 at Bordentown and Ernston Road to make a left.

3 Numerous people in our family have had
4 accidents at that intersection. It's a very rough
5 intersection. Just would like to request that it be
6 taken into consideration. Again, it's also where
7 the road goes from two lanes down to one.

8 Additional concerns, parking permits.
9 As was mentioned by Mr. James, is there a way that
10 we can ensure that no one will be parking on these
11 streets that doesn't live there, so resident
12 permits?

13 Also, if there's -- the western exit of
14 this facility, if there's a right-turn only required
15 there? I'm concerned that people are going to make
16 a right, make the first right on Parkway Place and
17 cut through the neighborhood, thus making it much
18 harder to get out of our neighborhood.

19 One more, one more thing to note.
20 There are only two streets out of our neighborhood.
21 There are 120 homes, two ways out, that's it. Both
22 go to Ernston Road. Both on one side or the other
23 of this location. So the only way out is Ernston
24 Road.

25 ATTORNEY SACHS: I can answer part of

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1 that question regarding parking permits.

2 Certainly this board could put a
3 condition in any resolution, if it acts favorably,
4 that would basically prohibit this facility to park
5 in that residential neighborhood.

6 And more importantly, I think what the
7 board could do is recommend to the Borough Council
8 that there be parking signage in the residential
9 neighborhood in Sayreville stating that it would be
10 resident parking.

11 Obviously, that requires action by the
12 council, but if the board wants to impose a
13 condition upon us that we would not utilize the
14 residential neighborhood for parking -- unless
15 somebody lives there and happens to walk to the
16 facility but, you know, that's certainly something
17 that we would be amenable to.

18 CHAIRMAN TIGHE: All right.

19 JENNIFER EDWARDS: And would it be
20 possible also for there to be a condition made for
21 no through traffic -- for no through-traffic?

22 ATTORNEY SACHS: I think, again, that
23 would have to be handled by the Borough Council.

24 ATTORNEY POHLMAN: That's outside the
25 scope of the authority of this board.

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1 JENNIFER EDWARDS: Okay. It couldn't
2 be made a part of the consideration for approval?

3 ATTORNEY POHLMAN: No, not --
4 regulating street traffic like that is within the
5 purview of the governing body.

6 JENNIFER EDWARDS: May I ask who the
7 governing body is that would be responsible for
8 that?

9 ATTORNEY POHLMAN: The council, ma'am.

10 JENNIFER EDWARDS: Okay, thank you.
11 Thank you.

12 And I also wanted to thank everyone for
13 asking very valid questions.

14 CHAIRMAN TIGHE: Thank you very much.
15 All right, we've got three more people in the
16 queue -- four people in the queue. We have one --
17 you.

18 DEBBIE LYNCH: Hi, good evening. My
19 name is Debbie Lynch, Pulaski Avenue in Sayreville,
20 145.

21 This evening you talked about the
22 overflow of parking and everybody is talking about
23 Kennedy Park, the high school, Saint Bernadette's.
24 How is that a guarantee?

25 Our mayor, our superintendent, the

<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">191</p> <p>1 pastor of Saint Bernadette's, they're not going to 2 be here forever. Who is going to guarantee that 3 that is going to take place? Do we have -- 4 CHAIRMAN TIGHE: Mr. Sachs, do you 5 have an agreement with Saint Bernadette's? 6 ATTORNEY SACHS: Yeah, we do have an 7 agreement. 8 DEBBIE LYNCH: With the current 9 pastor, correct? 10 ATTORNEY SACHS: I'm sorry? 11 DEBBIE LYNCH: Correct, with the 12 current pastor? 13 ATTORNEY SACHS: We have an agreement 14 with Saint Bernadette's. I'm not sure who is the 15 one who made that agreement, but there is an 16 agreement in place. 17 With respect to the use of the park, 18 that is something that has to be coordinated with 19 the Borough of Sayreville. 20 DEBBIE LYNCH: Right. 21 ATTORNEY SACHS: You know, 22 obviously and certainly -- and I don't know if the 23 War Memorial High School is being used. I don't 24 think so, right? 25 Is the high school being used?</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">193</p> <p>1 going up, we have, what, 344 opening up in town on 2 Main Street. Another 144 in Mechanicsville. You 3 got to multiply that by 3 or 4 cars per unit. 4 That's a lot more traffic being generated in this 5 town that I don't know if these gentlemen have taken 6 into consideration. 7 Gentlemen, do you need any more info on 8 what's being built? 9 ATTORNEY SACHS: I mean, we were 10 advised, quite frankly, through Sayreville and 11 Old Bridge that there were no other developments 12 which would impact traffic for this particular site. 13 Certainly, we know that we all live in 14 New Jersey and there are developments that will 15 occur in every municipality. We live in the state 16 that has the largest -- the largest population 17 density in the United States, but certainly that 18 doesn't preclude developments from being built -- 19 DEBBIE LYNCH: No, I understand that. 20 ATTORNEY SACHS: Particularly houses of 21 worship. 22 DEBBIE LYNCH: Okay. Thank you. 23 CHAIRMAN TIGHE: All right, it's five 24 of. This is going to be our last tonight, and then 25 we're going to have some closing remarks.</p>
<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">192</p> <p>1 Okay, so there's an agreement with the 2 Board of Education as well. 3 DEBBIE LYNCH: But that's the current 4 Board of Education. What happens when Dr. Labbe 5 retires, or when Mayor O'Brien is no longer the 6 Mayor? 7 ATTORNEY SACHS: Well, again -- I'll 8 respond, Mr. Chairman, if you would like, I mean... 9 CHAIRMAN TIGHE: Go ahead. 10 ATTORNEY SACHS: I can't account for 11 what happens to the future, but, you know, let's all 12 recognize that the mosque is presently operating in 13 Sayreville and I'm not sure that there would ever be 14 the intention of either the governing body or the 15 Board of Education to ever renege on an agreement to 16 utilize public facilities. 17 DEBBIE LYNCH: But I think that is 18 something that needs to be taken into consideration 19 when you're talking about the parking that everybody 20 else has been bringing up this evening. 21 And also we talked about the warehouses 22 on Cheesequake Road. Do we also need to talk about 23 the other warehouses that are being built in town on 24 Main Street? 25 All the apartments, the condos that are</p>	<p style="text-align: center;">W. Stimmel, PE, PP, PTOE</p> <p style="text-align: right;">194</p> <p>1 GHALIB SYED: My name is Ghalib Syed, 3 2 Sophie Street. Ghalib, G-H-A-L-I-B as in boy. Last 3 name is S-Y-E-D, Sam, Yankee, Edward, David. 3 4 Sophie Street, Parlin, New Jersey. 5 I just wanted to bring your attention 6 to the mosque which was under construction in East 7 Brunswick, is operational now. 8 And they have approximately 100 parking 9 spots and very well-managed crowd. The attendees 10 come in, we have -- although I'm a resident of 11 Sayreville, but I have attended several times the 12 prayers in East Brunswick. And they have organized 13 multiple sessions of prayers on Fridays, so that 14 they don't overflow the parking spots. And 15 fortunately their streets are parking friendly, so 16 in case if they go -- overflow, then they can park 17 on the streets. 18 But the good thing here is on the 19 Masjid Sadar we are constructing, we have similar 20 prototype. We are going to have the number of 21 parking spots specified, and then we also have 22 multiple sessions. 23 And I believe -- I'm a worshipper in 24 that mosque, I'm not part of the management, but by 25 experience, what I have seen, that if the sessions</p>

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1 are going -- maximizing, then they can go and add
2 more sessions. So in case they are having only two
3 sessions of prayers on Friday, they can add one more
4 to ensure that there is an organized parking
5 management. So that's one thing.
6 And few years back I also have sat on
7 the board of one of the mosques in Old Bridge, and
8 that is one of the busiest mosques in the vicinity.
9 And that happens to also be on the Route 35, very
10 busy in traffic, and also the traffic flow is very
11 speedy as well.
12 So that brings us to the risk
13 management as well, that how do we manage that risk.
14 So the way we have done that --
15 ATTORNEY POHLMAN: Sir, do you have a
16 question, sir?
17 GHALIB SYED: I'm sorry?
18 ATTORNEY POHLMAN: Do you have a
19 question, sir?
20 GHALIB SYED: I'm talking on the
21 traffic.
22 ATTORNEY POHLMAN: Yeah, but you have
23 to ask a question.
24 GHALIB SYED: Okay. So my question is
25 going to be --

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1 ATTORNEY POHLMAN: To their traffic
2 engineer, traffic and...
3 GHALIB SYED: Actually, I don't really
4 have a question. I was just going and giving you
5 the information on --
6 CHAIRMAN TIGHE: Then you're going to
7 have to come back and give testimony after it all,
8 okay. If you want to get sworn in and give...
9 GHALIB SYED: One thing I just wanted
10 to add here, is that when we have -- if we have, the
11 question here would be that if we exceed the first
12 session of 109 cars and 114 cars, the second
13 session, then are we willing to add one more session
14 on Friday, three sessions of prayers?
15 ATTORNEY SACHS: We'll give that some
16 thought.
17 GHALIB SYED: Thank you.
18 CHAIRMAN TIGHE: Okay.
19 Ma'am, you have minutes.
20 SHARON RODAS: Sharon Rodas, R-O-D-A-S,
21 2nd Street, Sayreville.
22 Sir, I'm just asking, you know there's
23 three other churches in Sayreville; have you taken a
24 look at their properties?
25 And I think these churches were built,

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1 two of them, maybe 75, 100 years ago. And the new
2 Christ Church on Main Street Extension.
3 Have you gone over and looked at the
4 size of their properties?
5 ATTORNEY SACHS: For what purpose?
6 SHARON RODAS: To compare what you're
7 building.
8 ATTORNEY SACHS: No. I mean,
9 obviously you would be comparing apples to oranges,
10 so. No, we have not.
11 SHARON RODAS: Okay. Well, they have
12 enormous parking, enormous ways to get out of their
13 property. And that's what this whole town is
14 worried about, the traffic, the property, the
15 parking.
16 In relation to Saint Bernadette's, if
17 it's a rainy night, snowy night, I don't know how
18 many people are going to be parking at
19 Saint Bernadette's; when they come walking across
20 Ernston Road, that's going to create a total backup.
21 How are you going to handle 30,
22 40 people crossing Ernston Road?
23 You know a man just died in Sayreville
24 about a month ago on Washington Road, a 51-year-old
25 man.

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1 How are you going to take care of
2 people walking from Saint Bernadette's?
3 What if they slip-and-fall on those
4 side streets? Who is responsible?
5 ATTORNEY SACHS: Well, I'm going to
6 have Mr. Stimmel answer that question but, again,
7 the 200 spaces that are available at
8 Saint Bernadette's are for overflow parking, if it's
9 even necessary, on a Friday.
10 But, Mr. Stimmel, I don't know if you
11 want to respond?
12 THE WITNESS: Well, yeah, certainly I
13 agree with that, and also the fact that we have
14 police traffic directors at the driveways to help
15 people cross. So I think those --
16 SHARON RODAS: So that will stop the
17 traffic on Ernston Road. How are medical vehicles
18 going to get through?
19 I think you need to do another traffic
20 study at 5:30, like during the months of September,
21 October, November, December. You haven't done a
22 traffic study at 5:30 during the busy months.
23 THE WITNESS: We have not done a
24 traffic study at 5:30 because it's outside of when
25 we anticipate the site to generate a lot of traffic.

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1 There has been some discussion about
 2 clarifying what events are happening at what times
 3 on the subject property, and the board's traffic
 4 engineer has requested ATR data -- which just means
 5 automatic traffic recorders that run for a whole
 6 week to look at 1 week, 7 days, 24 hours with the
 7 directional split -- to evaluate traffic at other
 8 times of the day.

9 So we're in the process of responding
 10 to that.

11 SHARON RODAS: Okay. Thank you.
 12 CHAIRMAN TIGHE: All right, that
 13 concludes our testimony tonight.

14 I'd like to -- going to thank the
 15 public for being extremely good. This was a lot
 16 easier than the first one. We're going to have this
 17 again --

18 ATTORNEY SACHS: Well, I think we
 19 originally were thinking May 15th but that's not
 20 going to happen so...

21 CHAIRMAN TIGHE: June 19th?
 22 SECRETARY MAGNANI: June 19th.
 23 CHAIRMAN TIGHE: June 19th. We will
 24 not re-notice because we're going to have it in the
 25 same place, the same time.

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1 Go ahead.

2 MEMBER OF THE AUDIENCE: We ran out of
 3 time this evening; will I be able to ask questions?
 4 CHAIRMAN TIGHE: I can't hear you.
 5 MEMBER OF THE AUDIENCE: Will we be
 6 able to ask questions when we...

7 CHAIRMAN TIGHE: Yes. We're going to
 8 start right back up where we did, otherwise we'll be
 9 here until 2 o'clock in the morning.

10 MEMBER OF THE AUDIENCE: Understood.
 11 CHAIRMAN TIGHE: All right.
 12 Mr. Sachs, you're fine?
 13 I would like to thank the board, thank
 14 everybody that came, and thank the officers.

15 ATTORNEY SACHS: Thank you,
 16 Mr. Chairman.

17 CHAIRMAN TIGHE: You're welcome. Good
 18 night.

19 You need to agree to carry it without
 20 further notice.

21 ATTORNEY SACHS: Yes.
 22 Just so the record is clear, the next
 23 hearing on this application will be June 19th, at
 24 7:30 p.m. without further notice. We will also
 25 agree to extend the mandatory date for action to

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1 July 31st, just so the board is protected. Same
 2 location.


3 Thank you.

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5 (Application adjourned at 11:02 p.m.)
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1 CERTIFICATE



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
 NJ License No. 30XI00233100
 Notary Public

24
 25 Dated: June 14, 2024