

BRIDGEWATER TOWNSHIP PLANNING BOARD

Special Meeting

Tuesday, January 28, 2014

—MINUTES—

1. CALL MEETING TO ORDER:

Chairman Rusak called the meeting to order at 7:04 p.m. in the Bridgewater Raritan High School Auditorium, 600 Garretson Road, Bridgewater, New Jersey.

2. OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

Adequate notice of this special meeting has been given in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6. On January 16, 2014 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Planning Board policy for public hearings: no new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 pm. Hearing Assistance is available upon request.

3. SALUTE TO FLAG:

There was salute to colors

4. ROLL CALL:

Stephen Rodzinak – present

James Franco – present

Walter Rusak – present

Councilman Matthew Moench – present

Ron Charles – present

Barbara Kane – present

Mayor Dan Hayes – present

Tricia Casamento, Alt. #1 – present

Others present: Board Attorney Thomas Collins, Board Engineer Robert C. Bogart, Board Planner Scarlett Doyle, Board Traffic Expert, Gordon Meth, PE, PTOE, Recording Secretary Marianna Voorhees

5. APPROVAL OF BOARD MINUTES:

November 12, 2013 Regular Meeting – Motion by Mrs. Kane, second by Mr. Franco, the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Councilman Moench, Mayor Hayes,
Mrs. Kane

ABSTAIN: Mr. Charles

NOT ELIGIBLE: Chairman Rusak, Mrs. Casamento

November 12, 2013 Closed Session Meeting – Motion by Mrs. Kane, second by Councilman Moench, the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Moench,
Mayor Hayes, Mrs. Kane

NOT ELIGIBLE: Chairman Rusak, Mrs. Casamento

December 9, 2013 Regular Meeting – Motion by Councilman Moench, second by Mr. Charles, the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Charles, Mr. Franco, Councilman Moench,
Mayor Hayes, Mrs. Kane

NOT ELIGIBLE: Chairman Rusak, Mrs. Casamento

6. MEMORIALIZATION OF RESOLUTIONS:

None pending

7. LAND DEVELOPMENT APPLICATIONS

AlFalah Center – 1475 Mountain Top Road

Block 653 Lots 36 & 37

#01-11-PB, PRELIMINARY Major Site Plan and Conditional Use

Time: 2/28/14 per extension

See attached Transcription dated January 28, 2014. Prepared by: Diane M. Holmes, C.C.R. of Rizman Rappaport Dillon & Rose, 66 W. Mt. Pleasant Ave., Livingston, NJ 07039

8. ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 10:14 pm.

Respectfully submitted,
Marianna Voorhees,
Secretary to Engineering/
Planning Division

<p style="text-align: right;">Page 1</p> <p>1 BRIDGEWATER TOWNSHIP 2 PLANNING BOARD</p> <p>3 ----- 4 IN THE MATTER OF: TRANSCRIPT 5 ALFALAH CENTER OF 6 ----- PROCEEDINGS 7 Applicant. 8 -----</p> <p>7 Bridgewater Raritan High School 8 600 Garretson Road 9 Bridgewater, New Jersey Tuesday, January 28, 2014 Commencing at 7 p.m.</p> <p>10 B E F O R E:</p> <p>11 BOARD MEMBERS</p> <p>12 PATRICIA CASAMENTO 13 RON CHARLES 14 JAMES V. FRANCO 15 DANIEL J. HAYES, JR., Mayor 16 BARBARA KANE 17 MATTHEW MOENCH, Councilman 18 STEPHEN RODZINAK 19 WALTER RUSAK, Chairman 20 ROBERT BOGART, PE, Township Engineer 21 THOMAS COLLINS, ESQ., Board Attorney 22 SCARLETT DOYLE, Planner 23 GORDON METH, PE 24 MARIANNA VORHEES, Asst. Board Secretary</p> <p>25 A P P E A R A N C E S:</p> <p>21 ARCHER & GREINER, P.C. 22 Attorneys for the Plaintiffs 23 1 State Route 12 24 Flemington, New Jersey 08822 25 BY: LLOYD H. TUBMAN, ESQ.</p> <p>Reported by: Diane M. Holmes, CCR</p>	<p style="text-align: right;">Page 3</p> <p>1 going to put on an entirely new case. I will not 2 rely or ask the board to read the testimony of a 3 partial hearing and evening. 4 That said, we would like to begin. I 5 would call my first witness who is George Folk of 6 David Stires Associates, our civil engineer. 7 For the benefit of the audience, the 8 plans on the screen behind you are the plan sets 9 that were delivered to the planning board. I do not 10 believe, Mr. Collins, these need to be marked. We 11 will refer to them by plan and sheet number in the 12 course of the hearings so that the record is clear. 13 I will also provide the board with 14 transcripts of all proceedings so that any member 15 who is absent has the benefit of the transcript. 16 MR. COLLINS: Thank you, Ms. Tubman. I 17 agree with you that the slides do not have to be 18 presented as separate exhibits because they are part 19 of the record of the application, and I will swear 20 in the first witness. 21 Sir, please raise your right hand. Do 22 you swear or affirm to tell the truth, the whole 23 truth and nothing but the truth so help you God? 24 MR. FOLK: Yes, I do. 25 MR. COLLINS: State your name and</p>
<p style="text-align: right;">Page 2</p> <p>1 CHAIRMAN RUSAK: Okay. We'd now like 2 to move over to the land development applications, 3 the Alfalah Center, and we'd like to open the 4 hearings for that center. 5 MS. TUBMAN: Mr. Chairman, board 6 members, I'm Lloyd Tubman. I'm with Archer & 7 Greiner in its Flemington office. I represent the 8 Alfalah Center. 9 The property itself is Block 653, Lots 10 36 and 37. It's on Mountaintop Road. It's in an 11 R50 residential zone in which houses of worship 12 are -- were a conditionally permitted use. 13 This application was before this board 14 almost three years ago. Ordinance 11-03 was adopted 15 in March of 2011 divesting this board of 16 jurisdiction. We are back this evening because of a 17 district court decision that says that this 18 application shall continue without reference to or 19 reliance upon Ordinance 11-03. Therefore, this is 20 before the planning board as a conditionally 21 permitted use. 22 Because it has been almost three years 23 and because there are new board members, I am not 24 going to continue the beginning of a single hearing 25 that took place in February I believe of 2011. I'm</p>	<p style="text-align: right;">Page 4</p> <p>1 address and spell your last name. 2 MR. FOLK: George Folk, F-O-L-K. I'm 3 with David A. Stires Associates, 678 U.S. Highway 4 202/206, Bridgewater, New Jersey. 5 MR. COLLINS: Thank you, Mr. Folk. 6 Please go ahead. 7 MS. TUBMAN: Why don't you begin by 8 orienting the board and the public? 9 MR. FOLK: Sure. 10 MR. COLLINS: Ms. Tubman, I think we 11 recognize and accept the qualifications of Mr. Folk. 12 Why don't we just do something quick? 13 MS. TUBMAN: Yes. I'm sorry. Would 14 you state your name for the record? You did that. 15 You spelled your last name. 16 Would you give the board your 17 qualifications? 18 MR. FOLK: Licensed engineer in the 19 State of New Jersey for 25 years. Licensed planner 20 in the State of New Jersey for 25 years. I've 21 testified in front of this board for 25 years, and I 22 hope you'll accept my qualifications. 23 MR. COLLINS: The board recognizes and 24 accepts the qualifications of George Folk as a 25 licensed professional engineer and licensed</p>

In The Matter Of:
In Re: Al Falah Center

Transcript of Proceedings
January 28, 2014

Rizman Rappaport Dillon & Rose
66 W. Mt. Pleasant Ave.
Livingston, N.J. 07039
(973) 992-7650

RECEIVED

FEB 6 - 2014

BRIDGEWATER TOWNSHIP
PLANNING DIVISION

Min-U-Script® with Word Index

<p style="text-align: right;">Page 5</p> <p>1 professional planner.</p> <p>2 MR. FOLK: Thank you.</p> <p>3 Okay. In front of you we have tonight</p> <p>4 the Redwood Inn banquet facility. I'm sure everyone</p> <p>5 is familiar with the site. The site fronts on</p> <p>6 Mountaintop Road along the westerly side of the</p> <p>7 project which is the red dot is Redwood Inn banquet</p> <p>8 facility.</p> <p>9 To the north slightly is the Mine Road</p> <p>10 intersection with Running Brook and Papen Road</p> <p>11 further to the north. To the south is the West</p> <p>12 Brook Road and Geiger Lane in these general</p> <p>13 locations on this overhead map. The proposal -- the</p> <p>14 existing site is again located on the easterly side</p> <p>15 of Mountaintop Road. The track is located within</p> <p>16 the R50 zone which generally incorporates</p> <p>17 single-family detached residential uses.</p> <p>18 The property which comprises the site</p> <p>19 is Lots 36 and 37 and then Block 653 and consists of</p> <p>20 the total track area 7.64 acres. The project</p> <p>21 proposed involves reuse of the property and banquet</p> <p>22 hall as a mosque. The site -- the proposed site</p> <p>23 improvements will also consist of landscape</p> <p>24 improvements around the entire site will be</p> <p>25 landscaping, lighting for the parking lot and in</p>	<p style="text-align: right;">Page 7</p> <p>1 impervious coverage on the site from approximately</p> <p>2 37 percent existing coverage to a 34 percent which</p> <p>3 will substantially decrease the runoff to the</p> <p>4 downstream areas. The property is also going to</p> <p>5 propose lighting stanchions and lighting fixtures</p> <p>6 for the parking lot. The lighting along the south</p> <p>7 end of the existing or the proposed parking lot, the</p> <p>8 existing parking lot will have 14-foot high light</p> <p>9 fixtures remaining on the site. The remainder of</p> <p>10 the site will have 20-foot high light fixtures</p> <p>11 within the ordinance requirements. I'm sorry. The</p> <p>12 improved lot coverage will go from 37 percent to 30</p> <p>13 percent. It will decrease 7 percent overall.</p> <p>14 The site is a conditional use. The</p> <p>15 application is a conditional use, and to comply with</p> <p>16 the section of the ordinance for 1.6-353 which</p> <p>17 establishes the conditions for our proposed use, the</p> <p>18 section 126-353B1 requires a 20 foot -- 20 square</p> <p>19 feet of site area per square feet of floor area of</p> <p>20 all buildings.</p> <p>21 The proposed mosque will total 14,567</p> <p>22 square feet requiring 2000 -- 291,340 square feet of</p> <p>23 land area. Lots 36 and 37 total 314,273 square feet</p> <p>24 after the right of way dedication. Section</p> <p>25 126-353B1 also requires -- establishes a maximum</p>
<p style="text-align: right;">Page 6</p> <p>1 front of the building and driveway access aisles in</p> <p>2 the right-of-way dedication and improvement along</p> <p>3 Mountaintop Road and storm drainage improvements to</p> <p>4 the existing man-made ditch that's located in the</p> <p>5 area at the southeast end of the existing parking</p> <p>6 lot that drains to a man-made ditch down to the</p> <p>7 culvert under Geiger Lane.</p> <p>8 The public board for domestic service</p> <p>9 and fire service, sanitary sewer, gas, electric and</p> <p>10 telephone services currently serve the site, and any</p> <p>11 improvements need to be confirmed with the existing</p> <p>12 utilities.</p> <p>13 The topography on the property the way</p> <p>14 the ground slopes is from a west to east direction</p> <p>15 generally at 6 percent. No slope on the property</p> <p>16 exceeds 10 percent. The property does not contain</p> <p>17 any flood plain areas. A man-made ditch is located</p> <p>18 at the easterly end of the existing parking lot.</p> <p>19 This man-made ditch was located or was determined to</p> <p>20 be a man-made wetland area. It has an LOI to that</p> <p>21 effect from the NJDEP.</p> <p>22 We can go through the site as far as</p> <p>23 impervious coverage. Impervious coverage is your</p> <p>24 total coverage of rooftops, parking areas and drive</p> <p>25 aisles. The site is proposing to reduce the</p>	<p style="text-align: right;">Page 8</p> <p>1 coverage of all impervious surfaces of 50 percent.</p> <p>2 The proposed impervious coverage is, as mentioned</p> <p>3 earlier, 30.4 percent. The section 1.6-353B2</p> <p>4 establishes a maximum lot coverage of 18 percent.</p> <p>5 Proposed lot coverage is 4.64 percent. By</p> <p>6 definition, lot coverage in this case is just the</p> <p>7 building coverage itself.</p> <p>8 In section 1.6-353C requires double</p> <p>9 side and rear yards adjacent to a residential zone.</p> <p>10 The property is within a residential zone in</p> <p>11 compliance with this ordinance section is as</p> <p>12 follows:</p> <p>13 One side yard required is 25 feet. A</p> <p>14 side yard would be along the northerly part that --</p> <p>15 against Running Brook and the southerly side along</p> <p>16 Geiger Lane. The side yard by ordinance is 25 feet.</p> <p>17 As a conditional use, it has to be 50. It's</p> <p>18 doubled, and we provide 91. Both sides yards in</p> <p>19 this zone for this conditional use is 70 feet</p> <p>20 required. Doubled there's 140 feet, and we are at</p> <p>21 288 feet. The rear along the easterly side of the</p> <p>22 property as required at 85 feet for a setback from</p> <p>23 the property line. Doubled that to 170, and we have</p> <p>24 provided with this application 267.95 feet.</p> <p>25 If you'd like to go into the parking</p>

<p style="text-align: right;">Page 9</p> <p>1 or --</p> <p>2 MS. TUBMAN: Yes. Would you tell us</p> <p>3 how you calculated the parking?</p> <p>4 MR. FOLK: Our parking calculation was</p> <p>5 based on a maximum occupancy use of 500 persons and</p> <p>6 at three persons per space came up to 167 spaces.</p> <p>7 MS. TUBMAN: And provided are?</p> <p>8 MR. FOLK: Provided are -- 170 spaces</p> <p>9 are provided, are proposed. One sixty-seven is</p> <p>10 required.</p> <p>11 MS. TUBMAN: And was that 500 figure</p> <p>12 provided to you by Alfalah?</p> <p>13 MR. FOLK: Yes, it was.</p> <p>14 MS. TUBMAN: And we will address that</p> <p>15 figure through another witness.</p> <p>16 MR. FOLK: Correct.</p> <p>17 MS. TUBMAN: But you meet the ordinance</p> <p>18 standard?</p> <p>19 MR. FOLK: Yes. As mentioned,</p> <p>20 stormwater management, the project is proposing to</p> <p>21 reduce impervious coverage on the site and that</p> <p>22 increases the benefits to the downstream properties</p> <p>23 in that the runoff will be reduced.</p> <p>24 MS. TUBMAN: Would you address the</p> <p>25 comments in the township's professionals' reports</p>	<p style="text-align: right;">Page 11</p> <p>1 feet. Are they shielded also?</p> <p>2 MR. FOLK: Correct.</p> <p>3 Okay. Mr. Paulson's, director of human</p> <p>4 services, memo dated January 19, 2011, his first</p> <p>5 bulleted item is in regard to underground storage</p> <p>6 tanks for fuel oil for heaters. These tanks have</p> <p>7 been removed, and we have no further action letters</p> <p>8 for these two tanks that were removed from the site.</p> <p>9 That's bullet items one and two.</p> <p>10 Bullet item number three we will comply</p> <p>11 with. The applicant will comply with the New Jersey</p> <p>12 license to operate daycare facilities proposed in</p> <p>13 the application, and bullet number four, the</p> <p>14 applicant must provide details on potential need to</p> <p>15 conduct indoor air quality assessment. We will</p> <p>16 comply with those.</p> <p>17 Mr. Klouser, LeRoy Klouser's memo dated</p> <p>18 January 19, 2011, his first paragraph indicates that</p> <p>19 we need to provide the township with sanitary sewer</p> <p>20 usage audit forms, and we will do that.</p> <p>21 The second paragraph indicates that the</p> <p>22 applicant's engineer may be required to analyze the</p> <p>23 sewer network, converted building to SRBSA treatment</p> <p>24 plant, and depending on the number of sewer units</p> <p>25 established by the sewer -- sanitary sewer use</p>
<p style="text-align: right;">Page 10</p> <p>1 that are relevant to your testimony?</p> <p>2 MR. FOLK: Yes, I will do that. I'll</p> <p>3 start with the -- I'll start with the -- Mr.</p> <p>4 Paulson, Chris Paulson, director of human services,</p> <p>5 memo dated January 19, 2011.</p> <p>6 Before I do, is there any questions</p> <p>7 from the board with the testimony so far in regard</p> <p>8 to the application?</p> <p>9 MR. CHARLES: Mr. Chairman, a quick</p> <p>10 question. Just you pointed out the man-made</p> <p>11 wetlands. I understand there's three areas of</p> <p>12 wetlands. Could you point out all three?</p> <p>13 MR. FOLK: Yeah. There's a small</p> <p>14 portion up in this location that we're not</p> <p>15 disturbing. There's a portion down here in this</p> <p>16 location and then there's a small isolated patch</p> <p>17 back in the woods here.</p> <p>18 MR. CHARLES: And you said the one was</p> <p>19 a man-made?</p> <p>20 MR. FOLK: Yes. This is a man-made</p> <p>21 ditch. It collects water that runs off the parking</p> <p>22 lot.</p> <p>23 MR. CHARLES: Thank you.</p> <p>24 MR. FRANCO: I just had a question of</p> <p>25 the light fixtures along the property, they're 14</p>	<p style="text-align: right;">Page 12</p> <p>1 forms, we will do that.</p> <p>2 I just want to note to the board that</p> <p>3 the existing banquet function with the big kitchen</p> <p>4 that they had for the weddings and the reunions and</p> <p>5 such parties, our usage is proposed to go down for</p> <p>6 sanitary sewage with our proposed use tonight.</p> <p>7 MR. CHARLES: Excuse me, Mr. Folk. Mr.</p> <p>8 Chairman.</p> <p>9 MR. BOGART: Can you use the</p> <p>10 microphone?</p> <p>11 MR. CHARLES: Just going back to Mr.</p> <p>12 Paulson's note, I understood what you to say was</p> <p>13 that the two tanks were removed, but I think the</p> <p>14 question had to do with remediation pending on</p> <p>15 environmental concerns.</p> <p>16 MR. FOLK: We have no further action</p> <p>17 letters from the DEP on those.</p> <p>18 MR. CHARLES: Okay. Thank you.</p> <p>19 MR. FOLK: Moving forward to Ms.</p> <p>20 Doyle's February 21, 2011, memorandum, I'll start on</p> <p>21 page 4, and this is where we're going to start</p> <p>22 referring to other experts that have a better answer</p> <p>23 for the questions for Ms. Doyle.</p> <p>24 Item number one I'm going to defer to</p> <p>25 the landscape architect as it deals with landscape</p>

<p style="text-align: right;">Page 13</p> <p>1 issues.</p> <p>2 Item number two, outdoor recreational</p> <p>3 facilities are to be 100 feet setback from the</p> <p>4 property line with properties greater than five</p> <p>5 acres. Confirmation through testimony suggests that</p> <p>6 to be assured that the record is clear as to</p> <p>7 compliance, and that a definite distance is</p> <p>8 established. We will comply with the hundred foot</p> <p>9 setback from the property line, and if there's</p> <p>10 further testimony to that, Ms. Doyle, I'll hear it</p> <p>11 to provide it.</p> <p>12 Item number three, solid waste</p> <p>13 enclosure must be constructed of the same material</p> <p>14 as the building. We will comply with that.</p> <p>15 Item four is a traffic expert comment.</p> <p>16 I will defer to our traffic expert in regard to item</p> <p>17 four.</p> <p>18 Number one under general planning</p> <p>19 comments, I'd say we have our architect here tonight</p> <p>20 who will discuss items number one, number two under</p> <p>21 general items, number one under activities on page</p> <p>22 5.</p> <p>23 Moving on to page 6, item number two</p> <p>24 under activities, anticipated noise in the</p> <p>25 basketball court area. Human voice and artificial</p>	<p style="text-align: right;">Page 15</p> <p>1 suitable prohibition? They do not intend to use</p> <p>2 public streets for parking.</p> <p>3 Under number one, under noise, are</p> <p>4 there any acoustical aspects of the worship or</p> <p>5 events, activities which would be able to be heard</p> <p>6 from outside? Reference made is to bells, amplified</p> <p>7 or unamplified call to worship, outside</p> <p>8 amplification system. The EIS states that there</p> <p>9 will be no outside call to prayer. This should be</p> <p>10 confirmed in testimony, and the purpose of the</p> <p>11 minaret should be described. There will be no</p> <p>12 broadcast to service, no outside acoustical aspects.</p> <p>13 The minaret, we have an architect who will describe</p> <p>14 it for you.</p> <p>15 Item number two, what pieces of play</p> <p>16 apparatus will be installed for the 40 children for</p> <p>17 daycare? The purpose of this question is to be</p> <p>18 advised as to height, lighting and et cetera. This</p> <p>19 has not been determined yet. It will not be</p> <p>20 lighted. It will not exceed any height</p> <p>21 restrictions. We intend to work with Ms. Doyle on</p> <p>22 the pieces of play apparatus to be provided.</p> <p>23 Item number three, what was the</p> <p>24 rationale for a basketball court to service a</p> <p>25 daycare facility? The answer is that they have</p>
<p style="text-align: right;">Page 14</p> <p>1 noise that may occur from a backstop should be</p> <p>2 described to the board. The focus is the noise that</p> <p>3 may be experienced by the neighbors. I would</p> <p>4 describe the physical activity as kids playing a</p> <p>5 typical game of basketball, and that would be</p> <p>6 similar to any backyard game in the neighborhood.</p> <p>7 Item number one under building height,</p> <p>8 defer to our architect.</p> <p>9 Item number one under signs, we will</p> <p>10 comply with the sign ordinance. We will comply with</p> <p>11 number one, number two and number three.</p> <p>12 Item number four, lighting of the sign,</p> <p>13 if any, should be provided in detail. If there's</p> <p>14 lighting, there should be restrictions on the time</p> <p>15 of the illumination. Our proposal is illuminating</p> <p>16 one hour before first service, one hour after last</p> <p>17 service and the lighting for the sign will be ground</p> <p>18 mounted lights.</p> <p>19 Items under traffic, one, two, three,</p> <p>20 four on page 6 and five on page 7, I will defer to</p> <p>21 our traffic expert. Parking, number one, we'll</p> <p>22 defer to our traffic expert.</p> <p>23 Item number two under parking, does the</p> <p>24 foundation intend to use any public streets for</p> <p>25 parking or is it reasonable that this would be a</p>	<p style="text-align: right;">Page 16</p> <p>1 youth activities, grade school and older kids for</p> <p>2 social activities that come to -- that stop by.</p> <p>3 Landscaping on page 7, items one and</p> <p>4 two I'll defer to the landscape architect.</p> <p>5 Page 8, buffers, one, two, three,</p> <p>6 refer -- defer to the landscape architect.</p> <p>7 Building architecture items one through</p> <p>8 five -- items one through five I'm going to defer to</p> <p>9 the architect. I will answer a question on item</p> <p>10 number five. Testimony as to type or security</p> <p>11 lighting and details of the fixtures are shown on</p> <p>12 the plans. There are three in the front and one on</p> <p>13 the side. The testimony as to type is appropriate</p> <p>14 particularly since security lighting is permitted to</p> <p>15 be on at all times. The 20-foot high lights light</p> <p>16 the front of the building parking area of the front</p> <p>17 and the access aisles for safety with 288 watt</p> <p>18 fixtures.</p> <p>19 Recreational facilities, item number</p> <p>20 one, this is -- again, we're going to discuss this</p> <p>21 with the township planner as to what facilities to</p> <p>22 be provided.</p> <p>23 On page 9, solid waste, item one, we</p> <p>24 feel that the dumpster size is appropriate for the</p> <p>25 proposed use. The ordinance requires a solid waste</p>

<p style="text-align: right;">Page 17</p> <p>1 to have two compartments, one for bulky trash and 2 the other for organic waste and the other for 3 organic waste generated. We will have a dumpster of 4 appropriate size and the recycling and trash as 5 appropriate. 6 Item wetlands, number one, a copy of 7 the wetlands map and report prepared by the DEP 8 should be provided to the secretary. That is not a 9 problem. We will provide that. The file currently 10 exists in the clerk's office on file, but we can 11 give you a copy of that as well. 12 Item number two, the approved wetlands 13 LOI map should be submitted to the township for the 14 board files. We will do that as well. 15 Item number three, NJDEP transition 16 area averaging approval is needed to effectuate this 17 plan. Has that approval been secured? If so, it 18 should be submitted to the township. The 19 application has not been secured yet, but when it 20 is, we will submit it. 21 Item number four, the DEP has 22 determined that the ornamental pond is not subject 23 to DEP jurisdiction. However, the pond will be 24 protected from eutrophication. The owner will 25 maintain the pond to provide the necessary service</p>	<p style="text-align: right;">Page 19</p> <p>1 that subject, could you identify what would be the 2 security light that will remain on? Where will they 3 be? 4 MR. FOLK: Well, okay. I'm sorry. 5 MR. COLLINS: If you know the answer to 6 that. 7 MR. FOLK: Do I know the answer to 8 that? 9 MR. COLLINS: Yes, if you know the 10 answer to that. If it's another person, you can 11 identify. 12 MR. FOLK: No, no. I can tell you. I 13 just don't know if you'll be able to see it there. 14 One will be here. 15 MS. TUBMAN: For the record, when you 16 say here, will you say where here is? 17 MR. FOLK: Along the front of the 18 sidewalk of the building to the north there will be 19 one there to the north, one about in the middle of 20 the building and one on the southeastern corner of 21 this access drive into the parking lot and one in 22 the middle of this building face here on the side -- 23 beyond the sidewalk. 24 MS. TUBMAN: Are those on the building, 25 actually attached to the building?</p>
<p style="text-align: right;">Page 18</p> <p>1 to the pond to eliminate the eutrophication. 2 Item number one under lighting, lights 3 will be a total of 14 feet high including base and 4 20 feet high including base. The plan should be 5 revised to provide these dimensions. We will 6 provide that clarification. 7 Item number two, we will defer that to 8 the architect. That's the building lights. 9 Item number three, pursuant to 126-160, 10 lighting should be limited. Security lighting has 11 been shown, and the applicant should distinguish all 12 lights including sign lights at the time when people 13 have left the facility. Confirmation on this should 14 be provided. Previously, I mentioned that the 15 lights will be shut off one hour before -- shut off 16 one hour after the last service and turned -- -- 17 well, the security lighting will be turned on one 18 hour -- the lighting will be turned on to secure one 19 hour after the last service and then turned off one 20 hour before the first service. 21 MS. TUBMAN: Security lighting will 22 remain on? 23 MR. FOLK: Yes, spotlights on the 24 building. 25 MR. COLLINS: Mr. Folk, while you're on</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. FOLK: No. None of these are on 2 the building. These are all stand-alone lights, 3 self-supporting. Yes. 4 MS. KANE: I just had -- I just have a 5 question about the last service of the day, because 6 I know you say the lights are going to be on one 7 hour after the last activity. 8 I know the daycare closes at six, but 9 are there services that will be on at night and the 10 lights on after that? Like is there an 8 o'clock at 11 night service? 12 MS. TUBMAN: I don't think you can 13 answer that question, George, but we will have a 14 witness for Alfalah that will tell you the times of 15 all services. 16 MS. KANE: Okay. Thanks. 17 MR. FOLK: Okay. Item number -- 18 MR. COLLINS: Sorry. Mr. Folk, if you 19 could just go back, those four security lights that 20 are on stand-alone poles, what type of lights are 21 they and what type of poles are they on? 22 MR. FOLK: They're on 20-foot high 23 light poles, 288 watt shielded flat shoe-box type 24 style. 25 MR. COLLINS: And are they new poles</p>

<p style="text-align: right;">Page 21</p> <p>1 and new light fixtures?</p> <p>2 MR. FOLK: Yes, they are.</p> <p>3 MR. COLLINS: Thank you.</p> <p>4 MR. FOLK: Okay. Item number four, we</p> <p>5 do not have any spotlight on the building.</p> <p>6 Item number five, free-standing lights</p> <p>7 in the parking lot should be offset from the curb.</p> <p>8 We will provide that.</p> <p>9 Item number six, are there any facade</p> <p>10 or wash lighting or other lights on the building?</p> <p>11 No, there are not.</p> <p>12 Item seven, there's a street light at</p> <p>13 the intersection of Mountaintop Road and the</p> <p>14 southerly driveway. Which pole is proposed for</p> <p>15 relocation? The new location should be presented to</p> <p>16 the board. If the street light is for the benefit</p> <p>17 of the applicant, the applicant should install</p> <p>18 lights on the premises. Testimony for that should</p> <p>19 be provided.</p> <p>20 The lighting in the existing location</p> <p>21 of the driveway is in this location. It will be --</p> <p>22 the pole will be relocated if the PSE&G folks decide</p> <p>23 to put a light on it. That's their -- that's their</p> <p>24 prerogative. We are providing proposed lighting on</p> <p>25 this access drive that will not be impacted by the</p>	<p style="text-align: right;">Page 23</p> <p>1 light is placed in the new location, you have no say</p> <p>2 in that or recommendation or requirement to pay for</p> <p>3 that. You're saying PSE&G has to do that.</p> <p>4 MR. FOLK: Correct.</p> <p>5 MR. CHARLES: Thank you.</p> <p>6 MR. FOLK: Under deeds, item one, we</p> <p>7 will provide everything there under the bullets one,</p> <p>8 two, three and four and five.</p> <p>9 The last bullet, item D, for</p> <p>10 maintenance of detention basin, we don't have a</p> <p>11 basin proposed. I believe that's not necessary that</p> <p>12 requirement for the maintenance of the detention</p> <p>13 basin.</p> <p>14 With regard to item number two, in that</p> <p>15 bulleted item, there's a purported easement to PSE&G</p> <p>16 must be extinguished in order to develop the</p> <p>17 property. The easement doesn't need to be</p> <p>18 extinguished. It is okay as it is with that deed</p> <p>19 that we have language in there. So it doesn't need</p> <p>20 to be extinguished.</p> <p>21 Under other, number one, we will</p> <p>22 provide a -- we will enter into a developer's</p> <p>23 agreement with the town.</p> <p>24 Item two, I testified to the letter</p> <p>25 from Mr. Paulson.</p>
<p style="text-align: right;">Page 22</p> <p>1 removal of that pole and light. We will provide a</p> <p>2 safe condition at that intersection with our private</p> <p>3 proposed lighting.</p> <p>4 MS. TUBMAN: For the transcript, the</p> <p>5 existing light is in the proposed driveway?</p> <p>6 MR. FOLK: Yes, that's correct. The</p> <p>7 driveway will be widened in that location and that</p> <p>8 pole is destined to be removed.</p> <p>9 MR. CHARLES: Just to be clear, poles</p> <p>10 being removed that currently has a light is a street</p> <p>11 light?</p> <p>12 MR. FOLK: Yes.</p> <p>13 MR. CHARLES: And it's up to PSE&G if</p> <p>14 they want to put a street light back on?</p> <p>15 MR. FOLK: Right. The pole is being</p> <p>16 relocated. So it's not that it's being removed, but</p> <p>17 it will be relocated by them.</p> <p>18 MR. CHARLES: Right, based upon your</p> <p>19 plan.</p> <p>20 MR. FOLK: Correct. No. I don't tell</p> <p>21 them where the plan is going.</p> <p>22 MR. CHARLES: They're relocating it</p> <p>23 because of the plan to have the exit there.</p> <p>24 MR. FOLK: Yes.</p> <p>25 MR. CHARLES: Whether or not the street</p>	<p style="text-align: right;">Page 24</p> <p>1 Item three, the sheet four states that</p> <p>2 the southerly entrance will be the only access to</p> <p>3 Mountaintop Road going into the construction phase.</p> <p>4 The existing gravel drive located at the northern</p> <p>5 end that's up in this location here, it's an</p> <p>6 existing driveway that serves the property today.</p> <p>7 The existing gravel drive located at the northerly</p> <p>8 end of the property should be blocked off once</p> <p>9 construction begins. That will be done. We're</p> <p>10 going to landscape, topsoil, seed that area.</p> <p>11 And item number four, the ornamental</p> <p>12 pond is noted to remain. The foot bridge, bandstand</p> <p>13 and associated area do not show up as being removed.</p> <p>14 If this area is associated with community</p> <p>15 activities, a description of the activities is</p> <p>16 requested. The foot bridge will remain to access</p> <p>17 the island in the pond. In the ornamental pond</p> <p>18 there's a little wooden foot bridge, and people like</p> <p>19 to go out on that.</p> <p>20 The bandstand will be taken out as part</p> <p>21 of the reconstruction of the parking lot here. So</p> <p>22 that will be removed, and there are no associated</p> <p>23 community activities with this area.</p> <p>24 Any questions with Ms. Doyle's</p> <p>25 comments?</p>

<p style="text-align: right;">Page 25</p> <p>1 Moving on, I would move on to Mr. 2 Bogart's memorandum or letter to the board dated 3 February 23, 2011, and start on page 2 of 7 under 4 policy number one. I'll defer item number one to 5 one of our members here associated with the mosque. 6 Item two, the applicant must obtain 7 approval of the proposed lot number from the 8 township tax assessor. We will do that. 9 Item number three, provide a plan 10 demonstrating that turning passing emergency 11 vehicles, bus vehicles and refuse trucks can 12 maneuver throughout the site. We can provide that. 13 All those vehicles mentioned can easily traverse 14 through the site as designed. 15 Item number four, I will defer that to 16 one of our traffic experts. 17 Item number five on page 3 of 7, the 18 existing width of Mountaintop Road is 20 feet wide. 19 The applicant is proposing to widen the road along 20 the property frontage by five feet which is 21 acceptable. No vehicles will be permitted to park 22 along either side of Mountaintop Road. The board 23 can decide if Belgian block curb should be used. We 24 will comply with the board on this comment. At 25 present, we have Belgian block curb proposed.</p>	<p style="text-align: right;">Page 27</p> <p>1 Item three, the proposed dumpster area 2 is located within an island in the parking area 3 surrounded by a parking space. It's been noted that 4 the refuse and the site collection times in days 5 will be coordinated to occur during off-peak parking 6 times. We're going to comply with that. That's our 7 proposal. 8 Item four, additional stop signs, stop 9 bar is recommended to be provided near the northerly 10 approach from the parking area toward the main 11 access drive to ensure public safety. That's in 12 this location here. We will provide that. 13 Item five, some type of aesthetically 14 pleasing guide rail -- guardrail or fence should be 15 placed at the pond where it is adjacent to the 16 parking spaces areas along the curb line. I believe 17 it's this location, and we will provide that, a 18 split rail type or other unobtrusive type of fence 19 in that location. 20 Number eight is a handicapped ramp. We 21 will comply with all ADA standards and requirements. 22 Cross over on sidewalks, the proposed crosswalks -- 23 I'm sorry. The proposed crosswalks shall be revised 24 to be six feet wide in this area here from the 25 sidewalk that comes into the side that cross into</p>
<p style="text-align: right;">Page 26</p> <p>1 Item number six, the applicant has 2 noted that the proposed daycare center will be open 3 to the public. That is correct. 4 Item seven will be deferred to our 5 architect in regard to the kitchen use. 6 Item eight, in accordance with 7 Ordinance Section 126-331B, conservation easements 8 shall be provided to contain all wetland areas in 9 the DEP required buffer around the wetland area. We 10 will provide that. 11 Item 9, provide meets and bounds 12 descriptions for all easements, dedications, et 13 cetera, for approval. We will do that as well. 14 Item 10, a permit from DEP will be 15 provided for all impacts, disturbances, existing 16 wetlands, associated buffers. We will get a 17 wetlands DEP permit for those efforts. 18 Item 11 we will comply with as well. 19 It's a responsible for calling before you dig. 20 On technical, page 4 of 7, item one, 21 we're going to defer that to traffic expert. 22 Item two, we will provide six and a 23 half foot sidewalks in areas of parking spaces 24 abutting the sidewalk and current plans show 6 feet. 25 We will widen it by half a foot.</p>	<p style="text-align: right;">Page 28</p> <p>1 the main aisle. We will provide that. 2 Item B, grading, number one, we will, 3 again, comply with all ADA slope standards as well 4 as item number two. In regard to ADA requirements, 5 we will comply with. 6 C, swale, water management, item one, 7 Bob, if you want me to go through one, two, three, 8 four, five, six, seven, I will just say I will 9 comply. 10 MR. BOGART: That's satisfactory. 11 And does the board or the audience have 12 questions? But for now, it's satisfactory. 13 MR. FOLK: Do you want me to go through 14 them? 15 MR. CHARLES: Give me one minute to go 16 back and refresh. 17 MR. FOLK: Item D, utilities on page 6 18 and 7, it's again items one, two, three -- one, two 19 and three we will provide. We will comply with the 20 utilities. Sanitary sewer flow calculations, we 21 will provide all the necessary information. 22 And item E, landscaping and lighting, 23 it's deferred some comments to Ms. Doyle. We will 24 note that comment. We do have a letter from 25 Somerset County Planning Board indicating that the</p>

<p style="text-align: right;">Page 29</p> <p>1 plan is the county planning board. 2 MS. TUBMAN: The application is 3 approved conditioned upon a payment toward the 4 traffic light that's already been installed. 5 MR. FOLK: Thank you. Those are the 6 comments that I have. Are there any questions on 7 those comments? 8 MS. TUBMAN: Questions by the board? 9 MR. MOENCH: Good evening. I have a 10 few comments, and I'm going to try to follow my 11 notes. Forgive me if I bounce around on topics a 12 little bit. 13 For discussion on the lighting, do you 14 have plans that you're able to show us now that 15 show -- and I forget the right lighting terminology, 16 that show how we're talking about the lighting, the 17 area that they anticipate the lights will impact so 18 the board and the public has an understanding of for 19 all these lots, especially security lights that are 20 being proposed to stay on all night, that we 21 understand what areas are going to be proposed? 22 Particularly, I'm concerned about the 23 lights that are facing the direction towards the 24 bottom. They're facing the residences that we see 25 along the bottom line there.</p>	<p style="text-align: right;">Page 31</p> <p>1 light was turned on at one time. Is that correct? 2 MR. FOLK: That's correct. 3 MR. MOENCH: Do you know how the 4 current parking lot lighting at the Redwood Inn 5 compares to what's being proposed? 6 MR. FOLK: I couldn't answer that. I 7 didn't do a study on that. I'm sorry. 8 MR. MOENCH: And what, if any, lighting 9 is proposed towards the rear of the building? 10 MR. FOLK: Here's the building here. 11 MR. MOENCH: Correct. 12 MR. FOLK: Back here? 13 MR. MOENCH: Yes. 14 MR. FOLK: We have the architect here. 15 He may discuss some type of -- what are they, high 16 hats? They call them soffit lighting. 17 MR. MOENCH: I'll ask questions about 18 that. I know the landscape engineer will talk about 19 buffering along the property lines. 20 Is there anything being proposed right 21 now from a structural standpoint in order to keep 22 children from leaving the property or to keep other 23 people from wandering onto the property while the 24 daycare is in process such as a fence or some other 25 barrier that would stop anybody from going in or off</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. FOLK: Okay. Thank you. I believe 2 what you're asking for -- this is Geiger Lane. When 3 you say the bottom -- 4 MR. MOENCH: Yes, yes, Geiger Lane. 5 MR. FOLK: This is Geiger Lane. 6 MS. TUBMAN: Name the plan sheet before 7 you start. 8 MR. FOLK: Yes. Plan sheet -- 9 MR. RODZINAK: Five of 12 I think is 10 what you have. 11 MR. FOLK: I'm sorry? 12 MR. RODZINAK: Plan sheet 5 of 12. 13 MR. FOLK: Yes. Thank you. Maybe 14 you're talking about the iso lot lines. They're 15 very hard to see. They look like clouds. Is that 16 what you're referring to? 17 MR. MOENCH: Yes. 18 MR. FOLK: They're shown on here at .5 19 foot candles. Every one of these spots that we see 20 are values of foot candles. Mostly, these are all 21 zero at the property line here. One of these down 22 here is zero foot candles attributed from our 23 lights. 24 MR. MOENCH: What you're showing right 25 here, that's for all the lights on the -- if every</p>	<p style="text-align: right;">Page 32</p> <p>1 the property on foot? 2 MR. FOLK: Well, there is a fence, sir, 3 in this location here for child's play area 4 supervised during the daycare times. You know, 5 they're not going to be left unattended. 6 MR. MOENCH: I understand. I'm talking 7 about is there anything -- nothing being proposed 8 currently that would be a fence of any kind -- 9 MR. FOLK: No. No. 10 MR. MOENCH: -- that would stop folks 11 from wandering in or off the property? 12 MR. FOLK: No, sir. 13 MR. MOENCH: What, if any, disturbance 14 is being made to the current parking lot area? 15 In other words, are they reducing 16 impervious coverage? Is that changing, the current 17 parking lot from what it is now? 18 MR. FOLK: We're making the parking lot 19 smaller. 20 MR. MOENCH: Where are the changes 21 going to be? 22 MR. FOLK: Greg, sheet five or sheet 23 four, grading, sheet 4 of 12. Thank you. 24 In this location right here, this is 25 the edge of the existing parking lot today as it</p>

<p style="text-align: right;">Page 33</p> <p>1 goes -- comes outside the property line a little bit 2 and then follows the property line up. Our proposal 3 is to bring it in. You know, this is going to turn 4 into lawn area and, as you see, heavily landscaped 5 with our landscape designs. 6 MR. MOENCH: And is there any regrading 7 of that area in terms of impacting one way or the 8 other the drainage coming off the property on 9 that -- the man-made drainage that you talked about? 10 MR. FOLK: No, sir. No. We're 11 maintaining the same conditions. Everything drains 12 to the back here. It drops into this man-made 13 ditch -- water drains down the parking lot today as 14 it is proposed and then there is a man-made ditch 15 that comes down here into this gully that comes out 16 to Geiger Lane, and that all those conditions are to 17 be continued. No changes. 18 MR. MOENCH: And has there been any 19 study or confirmation that the current man-made 20 ditch that is there is, in fact, able to handle the 21 drainage that's currently on the property? 22 I understand it's the same. What's 23 there is there now. But has anything been done to 24 show that is, in fact, sufficient versus needs to 25 make improvements on this?</p>	<p style="text-align: right;">Page 35</p> <p>1 for my knowledge, after it leaves the Redwood Inn 2 property, where does it go? 3 MR. FOLK: It goes down a 20-foot wide 4 drainage easement according to the filed map for the 5 Geiger Lane subdivision right here. 6 Greg, can you slide everything to the 7 left a little bit? Yeah. Thank you. It comes down 8 here, and it comes down here, and this is the 9 culvert for Geiger Lane, and it's a very, you know, 10 deep gully. 11 MR. MOENCH: Do you know is that 12 maintained by the township or is it residents? Do 13 you know who maintains it? 14 MR. FOLK: I don't know who maintains 15 that. 16 MR. MOENCH: When you determined the 17 amount of lighting on the parking lot, how was 18 that -- I don't know if it's an architect question. 19 I can ask the architect how is it determined, how 20 many lights he needed in the parking lot and the 21 type and height of the lights. 22 MR. FOLK: We have a lighting expert 23 who lays out the parking lot according to the 24 township ordinance for lighting requirements. So 25 that the lighting -- the township has a lighting</p>
<p style="text-align: right;">Page 34</p> <p>1 MR. FOLK: Yes. We've looked at this 2 ditch. Yes. It's got a nice slope heading 3 downstream. It doesn't flatten out. So it doesn't 4 pond anywhere. It's got good drainage conditions. 5 MR. MOENCH: Other than just observing 6 physical conditions of it, has there been any tests 7 or surveys or anything conducted to ensure that the 8 anticipated runoff is able to be contained by the 9 drainage ditch that's at the property there? 10 MR. FOLK: Well, we haven't done any 11 detailed studies of that ditch as we're reducing 12 impervious coverage and reducing the runoff. Now, 13 if there was conditions in the past, I haven't heard 14 of any from the previous owners who own the Redwood 15 Inn for years. So I hadn't heard any -- the 16 township hasn't brought any complaints to us in my 17 knowledge of any issues with Geiger Lane there and 18 the culvert. I don't recall ever an issue back 19 there. 20 MR. MOENCH: And that drainage ditch, 21 would be maintained by the property owners or 22 township or who will maintain that? 23 MR. FOLK: That will be maintained by 24 the property owners, this property owner. 25 MR. MOENCH: And can you explain just</p>	<p style="text-align: right;">Page 36</p> <p>1 ordinance for standard of height and illumination 2 minimums, and those are carried through in the 3 design, and the lighting expert that we use tries to 4 create a lighting solution that is conforming to 5 your vision. 6 It doesn't have hot spots, bright 7 spots, dark areas. Everything is a properly lit 8 safe condition. So, you know, you don't want it too 9 bright and you don't want it too dark. 10 MR. MOENCH: What, if any, changes to 11 the grading is going to be done to the back portion 12 of the property where the children's play area is 13 going to be? 14 MR. FOLK: No changes. 15 MR. MOENCH: No changes. I may have a 16 few more questions. I don't know if other board 17 members want to jump in. I have to go back and 18 check my notes. 19 AUDIENCE MEMBER: Can we ask questions 20 now or are you reserving the time for questions? 21 CHAIRMAN RUSAK: No. Questions will be 22 asked when we open the meeting up to the public 23 portion as I stated when we started off. So I will 24 make an announcement meeting is open for the public, 25 and then you can come to the microphone and ask your</p>

<p style="text-align: right;">Page 37</p> <p>1 questions at that time. 2 MR. MOENCH: I think that's all my 3 questions for the moment. 4 MR. FOLK: Okay. If you have, answer 5 away -- or ask away. Any further questions of the 6 board? 7 MR. COLLINS: Lloyd, any further 8 questions of this witness from you? 9 MS. TUBMAN: Not at the moment. 10 MR. COLLINS: We will open questions to 11 this witness. Questions only by persons whether or 12 not represented by counsel. If you're represented 13 by counsel, the attorney will ask the questions for 14 you. So please come forward, and, Mr. Folk, if you 15 would sit at your table with your mike, people will 16 go to the other mike. 17 Please come forward, Mr. Eisdorfer. 18 Maybe there are two attorneys that want to make an 19 appearance, and they might want to put that on the 20 record, and if there are any other attorneys who 21 want to make an appearance, they should do so now. 22 MR. EISDORFER: My name is Steve 23 Eisdorfer from the law firm Hill Wallack, LLP. I'm 24 appearing tonight on behalf of the Running Brook 25 Homeowners Association and the Manors at Running</p>	<p style="text-align: right;">Page 39</p> <p>1 contract purchaser the Chughtai Foundation. So 2 there is that change to the plans. 3 MR. EISDORFER: Okay. Thank you. 4 But the grading plan itself has not 5 changed since 2011? 6 MR. FOLK: No. 7 MR. EISDORFER: Now, on this plan, 8 can -- did you do an analysis of the magnitude of 9 disturbance? 10 MR. FOLK: Yes. 11 MR. EISDORFER: Okay. And can you show 12 us where on -- where on the site there's going to be 13 disturbance? 14 MR. FOLK: The site has a limited 15 disturbance along the southerly property line behind 16 the curve or behind the -- along the man-made ditch. 17 It follows this fence around the fence and goes by 18 the building here around and then it follows out the 19 edge of the woods here and then down obviously 20 Mountaintop and back around here. 21 MR. EISDORFER: Now, you've showed us a 22 line. What's the width of the disturbance along 23 that line? 24 AUDIENCE MEMBER: We can't hear you. 25 MR. EISDORFER: I can't see the map</p>
<p style="text-align: right;">Page 38</p> <p>1 Brook Property Owners Association. 2 MR. MC NAMARA: I'm Patrick Mc Namara. 3 I'm with the law firm of Scarinci Hollenbeck. I'm 4 here on behalf of Mr. and Mrs. Philip Rinaldi who 5 are adjacent homeowners to the site. 6 MR. COLLINS: Thank you, gentlemen. 7 Please start with Mr. Eisdorfer and go ahead. 8 MR. EISDORFER: Thank you. Mr. Folk, I 9 just want to make something clear on exactly what 10 documents we're looking at. I'm -- you have up 11 there sheet four of the application. 12 MR. FOLK: Correct? 13 MR. EISDORFER: And what's the date of 14 that sheet? 15 MR. FOLK: December 22, 2010. Last 16 revised February 7, 2011. 17 MR. EISDORFER: And have there been any 18 subsequent changes to that upgraded plan? 19 MS. TUBMAN: Just before we get to the 20 particular plans, these plans are the identical 21 plans filed with the last application with the first 22 set of revisions in response to comments, and there 23 is a subsequent change in the identification of the 24 property owner which is now Alfalah Center. 25 Previously, the applicant was a</p>	<p style="text-align: right;">Page 40</p> <p>1 from where the mike is. 2 MR. FOLK: Do you want to use this map? 3 MR. EISDORFER: No. It's only going to 4 show up there so everybody can see it and not just 5 me, but I'll just move back and forth. 6 So with your pointer, you have shown us 7 a line, and you've run your pointer along a line. 8 Can you tell us what's the width of the disturbance 9 along that line? 10 MR. FOLK: That line denotes areas -- 11 that line denotes a boundary of area within that 12 solid peripheral line. So all the disturbance is 13 within that -- that's a boundary line of 14 disturbance. 15 MR. EISDORFER: That boundary line 16 encompasses the entire site. Is it your claim that 17 the entire site is going to be disturbed? 18 MR. FOLK: I'm sorry? 19 MR. EISDORFER: That line encompasses 20 the entire site. 21 MR. FOLK: That line encompasses 41,837 22 square feet. 23 MR. EISDORFER: Show us where those 24 locations are. You've just shown us a line one 25 pointer across.</p>

<p style="text-align: right;">Page 41</p> <p>1 MR. FOLK: Disturbance is the parking 2 lot, the driveway aisle, the parking lot in front of 3 the building and then the driveway aisle to the 4 north, and there's some removal of an existing 5 driveway further north that will be landscaped area, 6 and the building is the building and then the area 7 to the back for the fence for the play area. 8 MR. EISDORFER: And you calculated 9 that -- that disturbance using the definitions and 10 in Bridgewater's ordinance? 11 MR. FOLK: We -- the area is not by 12 definitions. It's by an actual calculation of 13 what's the -- what that line bounds. It's a 14 boundary line. 15 MR. EISDORFER: In terms of what 16 activities constitute disturbance, did you calculate 17 that in accordance with Bridgewater's ordinance? 18 MR. FOLK: Yes. 19 MR. EISDORFER: And do you know what -- 20 under that ordinance what activities constitute 21 disturbance? 22 MR. FOLK: Tell me the ordinance number 23 and I'll tell you. 24 MR. EISDORFER: 1.6-2. 25 MR. FOLK: 1.6-2. So you're going with</p>	<p style="text-align: right;">Page 43</p> <p>1 confident that that number is correct? 2 MR. FOLK: I'm confident that that 3 number is correct. 4 MR. EISDORFER: Now, you prepared a 5 stormwater management plan -- 6 MR. FOLK: Yes. 7 MR. EISDORFER: -- in this matter. Has 8 that stormwater management plan been submitted to 9 the DEP? 10 MR. FOLK: With this application, no, 11 it has not. 12 MR. EISDORFER: The DEP doesn't have 13 jurisdiction over that plan? 14 MR. FOLK: What plan? 15 MR. EISDORFER: The stormwater 16 management plan. 17 MR. FOLK: When we file for DEP 18 permits, they'll have jurisdiction. 19 MR. EISDORFER: Are you applying for 20 the permit which requires DEP stormwater approval of 21 the plan? 22 MR. FOLK: Yes, we will. 23 MR. EISDORFER: Which permit is that? 24 MR. FOLK: Whatever permits after this 25 application is reviewed by the township. We will</p>
<p style="text-align: right;">Page 42</p> <p>1 the definition of disturbance. 2 MR. EISDORFER: That's what I'm asking 3 you. Is that the definition you used? 4 MR. FOLK: Yes. 5 MR. EISDORFER: Why don't you read that 6 so everyone knows? 7 MR. FOLK: Any activity involving the 8 clearing, excavating, storing, grading, filling or 9 transporting of soil or any other activity which 10 causes soil to be exposed to the danger of erosion. 11 MR. EISDORFER: Now, are there areas 12 that you are removing existing impervious coverage 13 that you did not include in disturbance? 14 MR. FOLK: No. 15 MR. EISDORFER: And tell me what your 16 total figure for disturbance was? 17 MR. FOLK: Forty-one thousand eight 18 hundred and thirty-seven. 19 MR. EISDORFER: Now, is that in excess 20 of one acre? 21 MR. FOLK: No. 22 MR. EISDORFER: The number again? 23 MR. FOLK: Forty-one thousand eight 24 hundred and thirty-seven. 25 MR. EISDORFER: Okay. And you're</p>	<p style="text-align: right;">Page 44</p> <p>1 comply with all the applications that the DEP 2 requires us to apply for. 3 MR. EISDORFER: Well, are you applying 4 for a flood-hazard area permit? 5 MR. FOLK: No. 6 MR. EISDORFER: Well, what permits are 7 you going to apply for that require DEP approval of 8 your stormwater management plan? 9 MR. FOLK: Wetlands disturbance 10 permits. 11 MR. EISDORFER: Are you actually 12 disturbing wetlands or just doing a transition area 13 averaging. 14 MR. FOLK: We're doing transition 15 averaging. 16 MR. EISDORFER: Does that require the 17 DEP looking at stormwater management in the context 18 of transition area averaging application? 19 MR. FOLK: No, but they can. 20 MR. EISDORFER: So if they don't, it's 21 this board that has jurisdiction over the stormwater 22 management plan? 23 MR. FOLK: That's correct. 24 MR. EISDORFER: And it would have to 25 comply with the municipality's ordinances?</p>

<p style="text-align: right;">Page 45</p> <p>1 MR. FOLK: Absolutely.</p> <p>2 MR. EISDORFER: You submitted an</p> <p>3 engineering report which contains your stormwater</p> <p>4 management plan.</p> <p>5 MR. FOLK: Yes.</p> <p>6 MR. EISDORFER: And that's dated --</p> <p>7 what's the date? Revised December 2010, revised</p> <p>8 March 2011?</p> <p>9 MR. FOLK: That's correct.</p> <p>10 MR. EISDORFER: That's correct, and</p> <p>11 have you made any --</p> <p>12 MR. FOLK: No.</p> <p>13 MR. EISDORFER: -- amendments to that</p> <p>14 plan?</p> <p>15 MR. FOLK: No.</p> <p>16 MR. EISDORFER: Does that plan contain</p> <p>17 the entirety of your analysis?</p> <p>18 MR. FOLK: Correct.</p> <p>19 MR. EISDORFER: Thank you.</p> <p>20 Now, you described the parking. How</p> <p>21 did you determine the correct number of parking</p> <p>22 spaces?</p> <p>23 MR. FOLK: The number of persons --</p> <p>24 maximum number of persons provided to our office</p> <p>25 were used as a worst case scenario and then followed</p>	<p style="text-align: right;">Page 47</p> <p>1 MR. FOLK: No.</p> <p>2 MR. EISDORFER: No.</p> <p>3 MR. FOLK: I followed the ordinance.</p> <p>4 MR. EISDORFER: The ordinance says</p> <p>5 count the number of seats.</p> <p>6 MR. FOLK: Correct.</p> <p>7 MR. EISDORFER: So is that how you</p> <p>8 determined it, you counted the number of seats?</p> <p>9 MR. FOLK: No. I backed into it by the</p> <p>10 amount of people, 500 people.</p> <p>11 MR. EISDORFER: Well, the ordinance</p> <p>12 doesn't talk about people. It talks about seats.</p> <p>13 MR. FOLK: This application doesn't</p> <p>14 have seats except for there are areas where there</p> <p>15 are seats for people to sit.</p> <p>16 MR. EISDORFER: Does it have benches?</p> <p>17 Did you count the number of benches?</p> <p>18 MR. FOLK: No, sir.</p> <p>19 MR. EISDORFER: It doesn't have benches</p> <p>20 here either.</p> <p>21 MR. FOLK: I'm going to defer to our</p> <p>22 traffic expert.</p> <p>23 MR. EISDORFER: Does it have benches?</p> <p>24 MR. FOLK: I doubt it. It could have,</p> <p>25 not for the use of the mosque itself, but there are</p>
<p style="text-align: right;">Page 46</p> <p>1 the ordinance for determination.</p> <p>2 MR. EISDORFER: What is the ordinance</p> <p>3 standard?</p> <p>4 MR. FOLK: One space per 72 inches of</p> <p>5 bench or one space per three seats.</p> <p>6 MR. EISDORFER: Are you actually</p> <p>7 reading it to us?</p> <p>8 MR. FOLK: Yes.</p> <p>9 MR. EISDORFER: I believe it says one</p> <p>10 space reached for three spaces or one space for each</p> <p>11 72 inches of seating spaces when benches rather than</p> <p>12 seats are used.</p> <p>13 How did you determine how many seats</p> <p>14 there were going to be?</p> <p>15 MR. FOLK: I'm going to defer that to</p> <p>16 our traffic expert.</p> <p>17 MR. EISDORFER: To your knowledge, does</p> <p>18 it have seats?</p> <p>19 MR. FOLK: There are seats.</p> <p>20 MS. TUBMAN: There are mats.</p> <p>21 MR. FOLK: There are seats in the</p> <p>22 building as well.</p> <p>23 MR. EISDORFER: Is that how you</p> <p>24 calculated the number based on the number of seats</p> <p>25 in the building?</p>	<p style="text-align: right;">Page 48</p> <p>1 office space where people can sit at their desk.</p> <p>2 MR. EISDORFER: So you couldn't</p> <p>3 actually calculate it based on this ordinance since</p> <p>4 this ordinance says count seats or count benches?</p> <p>5 MR. FOLK: Correct.</p> <p>6 MR. EISDORFER: So you used a different</p> <p>7 formula?</p> <p>8 MR. FOLK: Correct.</p> <p>9 MR. EISDORFER: Were you the person who</p> <p>10 determined what that formula should be?</p> <p>11 MR. FOLK: No.</p> <p>12 MR. EISDORFER: Who determined what</p> <p>13 that formula should be?</p> <p>14 MR. FOLK: Our traffic expert.</p> <p>15 MR. EISDORFER: All right. I'll ask</p> <p>16 all my questions to the traffic expert. I have no</p> <p>17 further questions.</p> <p>18 MR. MC NAMARA: For the record, Patrick</p> <p>19 Mc Namara of the law firm Scarinci Hollenbeck on</p> <p>20 behalf of Mr. and Mrs. Rinaldi.</p> <p>21 Mr. Folk, did you prepare an</p> <p>22 environmental impact statement as part of the</p> <p>23 application package?</p> <p>24 MR. FOLK: It was provided by our</p> <p>25 office.</p>

<p style="text-align: right;">Page 49</p> <p>1 MR. MC NAMARA: It says prepared by on 2 the top page that I have that's dated December 2010 3 with you and Mr. David Stires Associates. 4 MR. FOLK: That's correct. 5 MR. MC NAMARA: At the rear of that 6 report, there's a letter of interpretation, DEP 7 that's dated December 16, 2008. Are you familiar 8 with the context of this letter, sir? 9 MR. FOLK: Give me one second and I'll 10 grab it. 11 MR. MC NAMARA: Okay. 12 MR. FOLK: Go ahead. I'm familiar with 13 it. 14 MR. MC NAMARA: In the paragraph at the 15 bottom of the first page and the start of the second 16 page it mentioned that some of the wetlands on the 17 property are of ordinary resource value and some are 18 intermediate resource value. 19 Could you highlight on the map on the 20 screen behind you which ones have been classified as 21 ordinary resource and which ones have been 22 classified as intermediate? 23 MR. FOLK: Wetlands to the north were 24 intermediate and the wetlands to the east were 25 intermediate and the isolated were ordinary.</p>	<p style="text-align: right;">Page 51</p> <p>1 50 feet of parking lot that is here today inside 2 this buffer of 50 feet will be removed, and it will 3 be landscaped, topsoil, seeded. So I would say 4 that's a reduction in improvement coverage if that's 5 your question, sir. 6 MR. MC NAMARA: Yes. Okay. Thank you. 7 Is it the applicant's intention to seek 8 an updated letter of interpretation since this 9 letter only allows you to rely upon it for a 10 five-year period? 11 MS. TUBMAN: That's really a legal 12 question. The Freshwater Wetlands Protection Act 13 makes the letter of interpretation optional with the 14 property owner. It is not an obligation. 15 I don't know, without looking at the 16 state plan, whether the LOI is automatically 17 extended by the Permit Extension Act. If it is not, 18 it is still not required by the department. 19 MR. MC NAMARA: Could you describe 20 the -- in your report you mentioned -- I'll get to 21 the right page. I'm sorry. The pages actually 22 aren't numbered. 23 It mentions that you're going to 24 install a Stormceptor unit. Could you please 25 describe how that functions and where it will be</p>
<p style="text-align: right;">Page 50</p> <p>1 MR. MC NAMARA: And the wetlands you 2 identified include those next to the drainage system 3 that runs off your client's property and I'll say my 4 client's property? 5 MR. FOLK: Yes, that's correct. 6 MR. MC NAMARA: What is the buffering 7 requirement for the intermediate resource value 8 wetlands under DEP regulations? 9 MR. FOLK: Fifty feet. 10 MR. MC NAMARA: Okay. And the parking 11 area that's located in the transition area to the 12 left of the existing wetlands, has that area been 13 previously disturbed by the existing parking and 14 other facilities at the Redwood Inn? 15 MR. FOLK: Yes. 16 MR. MC NAMARA: And is the disturbance 17 that is proposed by the applicant greater or lesser 18 than that that was previously there in that 19 transition area? 20 MR. FOLK: It's less. 21 MR. MC NAMARA: Is that by any 22 approximate calculation or -- 23 MR. FOLK: Today the parking lot goes 24 into that buffer 50 feet. At least we're going to 25 cut that 50 feet of parking lot out and put in this</p>	<p style="text-align: right;">Page 52</p> <p>1 located? 2 MR. FOLK: The location is adjacent to 3 the building and on the southerly side of the 4 existing Redwood Inn, and what it's going to do is 5 pick up drainage along the front of the building. 6 The water, again, it drains in a left to right on 7 this map on sheet four of five, and then the 8 drainage that's coming down the driveway here we're 9 going to pick up in inlets and connect the pipes and 10 then tie that into a Stormceptor to remove suspended 11 solids and then that water will then drain off to 12 where it went before. 13 All these features are improvements to 14 the existing site. 15 MR. MC NAMARA: Are the drainage inlets 16 in the parking lot tied to that unit? 17 MR. FOLK: No, sir. 18 MR. MC NAMARA: Where then will that 19 runoff be treated in some manner before it reaches 20 to the wetlands or to the drainage system? 21 MR. FOLK: The water today drains from 22 this parking lot straight down into this man-made 23 ditch. Over years and years of time, this west side 24 or left side, for the audience, parking lot side is 25 full of debris, broken concrete -- or broken</p>

<p style="text-align: right;">Page 53</p> <p>1 asphalt, rocks, broken bottles. It's seen better 2 days. 3 Our proposal is, before this runoff 4 comes into this drainage ditch, we're going to 5 provide a filter strip of vegetation material and 6 maintain it to provide enhanced water quality before 7 it leaves our site. 8 MR. MC NAMARA: Could you describe what 9 the maintenance requirements would be for that type 10 of use of the property? 11 MR. FOLK: Policing of trash, 12 maintenance of the vegetation length, cutting the 13 grass. 14 MR. MC NAMARA: Are you concerned that 15 any residual petrochemicals that are in the parking 16 lot from the cars in the normal course of the lot 17 being used will be adequately treated for that as 18 opposed to tying the lot into the Stormceptor unit? 19 MR. FOLK: That's a condition that we 20 have proposed right now. The DEP has to act on the 21 approval of it. 22 We contend that the vegetated buffer 23 strip provides enhanced water quality for those 24 petrochemicals as you discuss. Anything is better 25 than nothing, and, you know, the petrochemicals into</p>	<p style="text-align: right;">Page 55</p> <p>1 responsibility of the maintenance for that is the 2 responsibility of the township? 3 MR. FOLK: I'm now aware of that. 4 Thank you. 5 MR. MC NAMARA: With regard to your 6 follow-up with the design of the rest of the 7 facilities and the property, are you aware of any 8 calculation that's been made for the maximum 9 occupancy of the entire building? 10 MR. FOLK: We'll defer that to the 11 architect. 12 MR. MC NAMARA: Has your office been 13 consulted any manner in ensuring that adequate fire 14 flows are there based upon the use of the 15 population, not population, but the potential 16 occupancy of the building? 17 MR. FOLK: We will comply with all fire 18 code requirements. Again, the building was a 19 banquet hall that held weddings and reunions, et 20 cetera. We feel the facility has been tested 21 and over the 50, 60 or 70 years of its existence 22 have performed well. 23 MR. MC NAMARA: What I'm asking, and 24 maybe you're not the right person to answer the 25 question, is, in part, whether in consultation with</p>
<p style="text-align: right;">Page 54</p> <p>1 a Stormceptor is not what really the Stormceptor is 2 for. It typically is for suspended solids and road 3 grits. It does have an ability to absorb some kind 4 of oils that will float but, typically, not the 5 petrochemicals. 6 MR. MC NAMARA: Would the Stormceptor 7 be able to handle the flow from the parking lot if 8 it was tied into the Stormceptor as opposed to the 9 filter strip you're proposing? 10 MR. FOLK: No. 11 MR. MC NAMARA: It doesn't have the 12 capacity to handle it? 13 MR. FOLK: Correct. 14 MR. MC NAMARA: Have you inspected the 15 drainage easement that runs through my client's 16 property as part of preparing this application? 17 MR. FOLK: Yes, I have. 18 MR. MC NAMARA: And what condition did 19 you find it when you inspected it? 20 MR. FOLK: Typical drainage ditch from 21 years of just being there. Typical what you would 22 see on any stream in the woods or ditch in the 23 woods, dry most times, and during conditions of 24 rainfall, it conveys water. 25 MR. MC NAMARA: Are you aware that the</p>	<p style="text-align: right;">Page 56</p> <p>1 subcode officials or anyone else, has anyone 2 determined that the potential occupancy limit 3 matches with the design of what is being done for 4 fire fighting purposes or fire sprinkler type of 5 facilities to be put into the building? 6 MR. FOLK: That I'll defer to the 7 architect. 8 MR. MC NAMARA: Okay. I have no 9 further questions of the witness at this time. 10 CHAIRMAN RUSAK: Are there any members 11 of the public -- I'm sorry. Are there any members 12 of the public that would like to come forward? The 13 gentleman over here. 14 MR. NOGUEROL: Hello. Name is Dave 15 Noguierol. I'm a resident of the township. 16 MR. COLLINS: Raise your right hand. 17 Do you swear or affirm to tell the truth, the whole 18 truth and nothing but the truth so help you God? 19 MR. NOGUEROL: I do. 20 MR. COLLINS: Please spell your last 21 name. 22 MR. NOGUEROL: I will. I would ask 23 that the reporter from the media just keep it out of 24 the newspaper if that's okay. That's spelled N, 25 like Nancy, O-G-U-E-R-O-L.</p>

<p style="text-align: right;">Page 57</p> <p>1 MR. COLLINS: And the address?</p> <p>2 MR. NOGUEROL: North Mountain Avenue.</p> <p>3 Maybe it's me -- I just have a comment. It's</p> <p>4 extremely difficult to read this map if you don't do</p> <p>5 this for a living. It would be really helpful to</p> <p>6 have it color coded. Maybe it's me, but raise your</p> <p>7 hand if you find it very difficult to read the maps.</p> <p>8 We got a few hands raised. Maybe we can identify --</p> <p>9 it would be really helpful to identify the footprint</p> <p>10 of the dwelling, the actual outline. Yeah, it's</p> <p>11 here, but it's not here. It's really difficult to</p> <p>12 see, and then a different color for all of the homes</p> <p>13 and houses in the residential area. I think it</p> <p>14 would be really helpful for everyone here.</p> <p>15 Before I have a question, I have a</p> <p>16 comment or I have a question for the board. Could</p> <p>17 you raise your hand which, if any, of you served</p> <p>18 during the last place of worship that's built on</p> <p>19 202/206? Raise your hand if you were in the</p> <p>20 position when that took place. One hand went up.</p> <p>21 Can you raise your hand?</p> <p>22 So no one on the board was in an active</p> <p>23 role when that dwelling was built. Only one person.</p> <p>24 Okay. That's interesting.</p> <p>25 Mr. Folk, you had mentioned a few</p>	<p style="text-align: right;">Page 59</p> <p>1 significant growth without our coming back to the</p> <p>2 board of adjustment for a variance to deviate from a</p> <p>3 condition of a conditional use.</p> <p>4 MR. NOGUEROL: But the answer is not</p> <p>5 no. It could possibly include future growth.</p> <p>6 MS. TUBMAN: I have no knowledge of</p> <p>7 that.</p> <p>8 MR. NOGUEROL: What is the current</p> <p>9 height of the Redwood Inn building and what is the</p> <p>10 proposed height of the new dwelling?</p> <p>11 MR. FOLK: We'll defer that to the</p> <p>12 architect.</p> <p>13 MR. NOGUEROL: Okay. You said you're</p> <p>14 going to reduce the number of parking spaces. Are</p> <p>15 the current number -- I believe you said you were</p> <p>16 going to reduce it.</p> <p>17 MR. FOLK: The parking lot area.</p> <p>18 MR. NOGUEROL: Yeah. I'm trying to</p> <p>19 understand if you're reducing the number of parking</p> <p>20 spaces of what they currently have but, yet, you</p> <p>21 want to widen the road, can you show me which part</p> <p>22 of the road you want to widen and also identify</p> <p>23 which area you want to widen the sidewalk? I</p> <p>24 believe you said you wanted to widen the road five</p> <p>25 feet, from 20 to 25 feet which road?</p>
<p style="text-align: right;">Page 58</p> <p>1 things, and I am not an engineer for the record.</p> <p>2 Future growth, is there any plans based on what you</p> <p>3 outlined here to provide any additional future</p> <p>4 growth if necessary?</p> <p>5 MR. FOLK: Not that I'm aware of.</p> <p>6 Could you tell me exactly again where your location</p> <p>7 is?</p> <p>8 MR. NOGUEROL: North Mountain Avenue.</p> <p>9 MR. FOLK: Where is that?</p> <p>10 MR. NOGUEROL: It's the last street in</p> <p>11 Bridgewater, the furthest east.</p> <p>12 MR. FOLK: Not on Mountaintop Road.</p> <p>13 MR. NOGUEROL: No, no. I take that</p> <p>14 road many times. I have friends that live up there.</p> <p>15 I have many friends I visit there. I used to live</p> <p>16 off Mountaintop.</p> <p>17 MR. FOLK: I couldn't place it.</p> <p>18 MR. NOGUEROL: Based on the current</p> <p>19 plans, could you accommodate future growth?</p> <p>20 MR. FOLK: I would defer that to the</p> <p>21 architect.</p> <p>22 MS. TUBMAN: As a conditional use, we</p> <p>23 are allowed one square foot of building for 20</p> <p>24 square feet of land area and we approached that</p> <p>25 total. So the answer is there could be no</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. FOLK: The Mountaintop Road.</p> <p>2 MR. NOGUEROL: And the sidewalk.</p> <p>3 MR. FOLK: The sidewalk is any sidewalk</p> <p>4 that abuts a parking space. So the sidewalk to this</p> <p>5 location right here would be widened from six feet</p> <p>6 to six and a half feet. This is the south side of</p> <p>7 the building.</p> <p>8 MR. NOGUEROL: Okay. Help me</p> <p>9 understand. If you're going to reduce the number of</p> <p>10 parking spaces, what's the reason?</p> <p>11 MR. FOLK: I didn't say I reduced</p> <p>12 parking spaces. I said reduce the size of the</p> <p>13 parking lot.</p> <p>14 MR. NOGUEROL: Okay. Reduce the size</p> <p>15 of the parking lot. So is it fair to say that less</p> <p>16 cars can -- who are going to park in the future than</p> <p>17 currently can park in the size of the lot now?</p> <p>18 MR. FOLK: No, better use of the</p> <p>19 facility.</p> <p>20 MR. NOGUEROL: Better use. What's the</p> <p>21 reason behind widening the road?</p> <p>22 MR. FOLK: The township asked us to</p> <p>23 widen the road.</p> <p>24 MR. NOGUEROL: Based on what?</p> <p>25 MR. FOLK: The township has a right to</p>

<p style="text-align: right;">Page 61</p> <p>1 ask us for frontage improvements. 2 MR. NOGUEROL: Can anyone on the 3 township answer that question? 4 MR. COLLINS: The township engineer can 5 answer the question. 6 MR. BOGART: The township requests all 7 applicants for development to contribute toward 8 frontage improvements. That particular section of 9 the Mountainview Road, I don't need to -- I probably 10 don't need to say to you is in pretty pitiful shape. 11 So we would ask the applicant to pay their fair 12 share improvement to that road. 13 MR. NOGUEROL: So you want to widen the 14 one lane from 20 feet to 25 feet? 15 MR. BOGART: I'm not sure about the 25, 16 but, traditionally, if you view the portion of 17 Mountaintop from Crim Road in the other direction, 18 it would be to that same standard. I think it's 22 19 feet total. 20 MR. NOGUEROL: Okay. I'm sorry. 21 Again, you're going to defer the question about the 22 height of the proposed mosque. We don't know what 23 it is. 24 MR. FOLK: I'll defer that to the 25 architect.</p>	<p style="text-align: right;">Page 63</p> <p>1 much. 2 MR. BOGART: Yes, sir. 3 MR. MALLELA: Hi. I'm Shiv Mallela. 4 MR. COLLINS: Sir, please raise your 5 right hand. Do you swear or affirm to tell the 6 truth, the whole truth and nothing but the truth so 7 help you God? 8 MR. MALLELA: I do. 9 MR. COLLINS: Spell your last name. 10 MR. MALLELA: First name S-H-I-V. Last 11 name M-A-L-L-E-L-A. The address is 902 Papen Road I 12 want to call up one question the gentleman asked. 13 You said you came up with the number 14 500 based on seats, but you said that mats. There 15 are no seats. So how do you translate from mats to 16 seats? 17 MR. FOLK: I said 500 persons. 18 MR. MALLELA: Based on what? 19 MR. FOLK: The architect's -- 20 MR. MALLELA: Architect not tell you 21 how many people are going to show up. 22 MR. FOLK: There's a fire code that 23 allows a certain amount of capacity in the building. 24 MR. MALLELA: What was the capacity 25 before?</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. NOGUEROL: Do we know the current 2 height of the Redwood Inn? 3 MR. FOLK: Again, I'll defer that to 4 the architect. 5 MR. NOGUEROL: Do you know if there's 6 any -- you talked about some additional lighting. 7 You're putting up the light fixtures at 14 and 20 8 feet. How many current light fixtures are in the 9 parking lot in the Redwood Inn now? 10 MR. FOLK: Offhand, I can't answer 11 that. 12 MR. NOGUEROL: You've been to the 13 property? 14 MR. FOLK: Yes, many times. 15 MR. NOGUEROL: But you don't know? 16 MR. COLLINS: Mr. Folk, if you can 17 answer that question by looking at your plans, you 18 must look at your plans and take the time to count 19 them. 20 MR. FOLK: Sure. For the record, I'll 21 say there's a handful, half a dozen, five or six. 22 MR. NOGUEROL: Five or six. Are the 23 lights active right now? 24 MR. FOLK: I don't know that. 25 MR. NOGUEROL: Okay. Thank you very</p>	<p style="text-align: right;">Page 64</p> <p>1 MR. FOLK: Before? 2 MR. MALLELA: Before at the Redwood 3 Inn. 4 MR. FOLK: I will defer that to the 5 architect. The existing facility, what's the 6 capacity for that? Is that your question? 7 MR. MALLELA: Yeah. 8 MR. FOLK: I will defer that to the 9 architect. 10 MR. MALLELA: Also, do you know what 11 the area is that would constitute the prayer area. 12 MR. FOLK: Again, I'll defer to the 13 architect. 14 MR. MALLELA: Okay. Another question. 15 Since you visited the property, do you know that 16 it's heavily wooded, a lot of trees on the street? 17 For instance, from Mountaintop, it's 18 hard to see the building. Do you know what 19 percentage of the lot right now is wooded? 20 MR. FOLK: My opinion, I would consider 21 the lot to be 25 percent wooded. 22 MR. MALLELA: Okay. 23 MR. FOLK: And that location of the 24 woods would be behind the building behind to the 25 east of the existing parking lot to the east of the</p>

<p style="text-align: right;">Page 65</p> <p>1 existing building and then around to the north in 2 here. This area is wooded. 3 MR. MALLELA: It's also wooded right 4 where Running Brook meets Mountaintop. 5 MR. FOLK: Running Brook is to the 6 north. 7 MR. MALLELA: Mountaintop is to the 8 left. 9 MR. FOLK: Mountaintop is to the left. 10 MR. MALLELA: So, now, with your 11 proposal, after you're all done, what percentage 12 would be wooded? 13 MR. FOLK: We are going to maintain the 14 tree line and -- 15 MR. MALLELA: That means you're not 16 going to take down any trees? 17 MR. FOLK: There will be some trees 18 removed. 19 MR. MALLELA: What area? 20 MR. FOLK: From the area in this play 21 area. 22 MR. MALLELA: But nothing in the front? 23 MR. FOLK: Nothing in the front. We'll 24 enhance the vegetation in the front with 25 landscaping.</p>	<p style="text-align: right;">Page 67</p> <p>1 mean there must be some lights. 2 MR. FOLK: They're probably 25 feet on 3 the pole, pole mounted. 4 MR. MALLELA: Same size? 5 MR. FOLK: They're different. They're 6 cobra heads. They give off a light source. Our 7 fixtures are flat where the light source is hidden 8 up in the box of the unit. You won't see the light 9 source, but you'll feel the glow of the light on the 10 ground. 11 MR. MALLELA: Now, are you going to be 12 putting lights -- the new lights you're going to be 13 put in, will they be closer to the property line 14 than they are right now? 15 MR. FOLK: No. There are lights much 16 closer to the property. In fact, there's several -- 17 two lights, one here and one here that are on the 18 property line. 19 MR. MALLELA: Okay. So that means, in 20 terms of lighting, it will be better. It won't be 21 worse you're saying? 22 MR. FOLK: Yes. In my opinion, yes. 23 MR. MALLELA: Also, are there any 24 security lights right now on the property? You said 25 you're going to have some security lights.</p>
<p style="text-align: right;">Page 66</p> <p>1 MR. MALLELA: Also, would you know how 2 many parking spots there are currently? 3 MR. FOLK: Currently, the site is 4 pretty much devoid of any space delineations. The 5 stripes are pretty much washed out. I couldn't tell 6 you exactly how many spaces there were at one time. 7 No, I don't know that. 8 MR. MALLELA: Since that structure has 9 existed there for many, many years, if you look at 10 the way the lights and all were set up there before, 11 with the changes you're proposing, would the 12 immediate neighbors feel any difference? 13 MR. FOLK: As you say before, last time 14 I was at the Redwood Inn was probably for a wedding 15 in 1982, and I can't recall going by the Redwood Inn 16 at nighttime with the facility going on. So I'm 17 sorry. I can't really answer your question as to 18 what was -- you know, when it was up and running. I 19 haven't been there in a while. 20 But with our proposed lighting, it's 21 going to be not obtrusive, low level lighting. 22 MR. MALLELA: For instance, you talked 23 about lighting to like 20-foot tall. 24 MR. FOLK: Correct. 25 MR. MALLELA: What is it right now? I</p>	<p style="text-align: right;">Page 68</p> <p>1 MR. FOLK: Our proposal is to provide 2 some security lighting, yes. 3 MR. MALLELA: It existed there for 60 4 years with no security lights, but you feel the 5 need? 6 MR. FOLK: I don't know what they have 7 for security lights. They may have security lights. 8 I don't know. 9 MR. MALLELA: Okay. So you don't know 10 what there is right now? 11 MR. FOLK: Not today. No, I don't. 12 MR. MALLELA: So when you go there, 13 it's not evident to you whether or not there are 14 lights over there? I mean you've gone there many 15 times. 16 MR. FOLK: I don't go there at night. 17 MR. MALLELA: Okay. Then I'm going to 18 come to another question. As far as the play area 19 and all that's concerned, do you know how many 20 children are supposed to be there in the daycare 21 center? 22 MR. FOLK: Forty. 23 MR. MALLELA: Forty. And that's 40 24 ever, only 40. Never more than 40 or is it 40 in 25 the beginning?</p>

<p style="text-align: right;">Page 69</p> <p>1 MR. FOLK: I can't answer that. The 2 proposal is for 40. 3 MR. MALLELA: I've been here long 4 enough in this area, and I've seen the temple on 5 202. Proposal is made today. A year later you come 6 down and try to sue the township, and I've seen 7 things like that, and that's why I always ask the 8 proposal for right now meaning it could be more 9 later? 10 MR. FOLK: I can't answer that. 11 MR. MALLELA: Let me ask another 12 question. What will be the hours of operation of 13 the daycare center? 14 MR. FOLK: I will defer that to an 15 expert witness tonight. 16 MR. MALLELA: Okay. Because you made a 17 statement the basketball court and all that, the 18 noise would be like backyard noise, but, basically, 19 we're looking at noise to the immediate neighbors 20 all day of children next door, and you equate that 21 to a backyard noise like 40 kids. I don't know what 22 kind of backyard you have. Forty kids. 23 I found you to be very dismissive. I 24 think you should respect when people ask questions. 25 You can't be so dismissive saying it's like a</p>	<p style="text-align: right;">Page 71</p> <p>1 few comments, a few questions and a few suggestions 2 for the board for the Alfalah Center. 3 My question to the professional who 4 prepared the floor plan for this facility, my first 5 question to you why are you reducing the parking 6 lot? 7 I apologize if I repeat the question. 8 MR. FOLK: We don't need the larger 9 size. 10 MR. MOSTAFA: So you're trying to 11 accommodate what the township requirements or is it 12 just your recommendation when you saying I'm going 13 to do better use of facility? 14 MR. FOLK: It's what the facility -- 15 MR. MOSTAFA: Is that your 16 professional -- like you came with assessment. You 17 professionally assessed it, say I need a smaller 18 parking lot so I can better use the facility? 19 MR. FOLK: No. The facility -- it 20 defines parking spaces, and that's what we worked 21 towards. We don't need any more spaces than were 22 shown. So we can rearrange the parking out there to 23 be more efficient, and by doing that, we were able 24 to reduce the size of the existing parking lot. 25 MR. MOSTAFA: So you're being more</p>
<p style="text-align: right;">Page 70</p> <p>1 backyard noise. 2 MR. FOLK: I did not say children would 3 be there all day. 4 MR. MALLELA: They're going to be there 5 all day on weekdays, and you said it's like a 6 backyard noise. That's all I have. Thank you. 7 CHAIRMAN RUSAK: I can only ask you 8 that, just for purposes, we ask you to refrain from 9 applauding after comments. I'm sorry. Even though 10 you agree with him, you can come up and agree with 11 him. However, we ask you to refrain from comments 12 or shouting out, applauding, et cetera. So please 13 cooperate with that. 14 Sir, if you'd like to be next. 15 MR. MOSTAFA: My name is Hany Mostafa. 16 First name is H-A-N-Y and the last name is 17 M-O-S-T-A-F-A. 18 MR. COLLINS: Sir, please raise your 19 right hand. Do you swear or affirm to tell the 20 truth, the whole truth and nothing but the truth so 21 help you God? 22 MR. MOSTAFA: I do. 23 MR. COLLINS: What was your address? 24 MR. MOSTAFA: My address is 3605 Riddle 25 Court in Bridgewater and Milltown Road. I have a</p>	<p style="text-align: right;">Page 72</p> <p>1 efficient. 2 My second question, why are you 3 installing the storm sensor in the facility? Was 4 that there before? 5 MR. FOLK: Stormceptor. 6 MR. MOSTAFA: Stormceptor. I'm sorry. 7 MR. FOLK: That's part of water 8 enhancement for the site, and it's just good 9 engineering practices to better the site when you 10 can. 11 MR. MOSTAFA: Okay. So what I'm 12 getting out of this that you also including the 13 fence on the back, right? That was not originally 14 there or currently not there? 15 MR. FOLK: Correct. 16 MR. MOSTAFA: Correct? 17 MR. FOLK: Yes. 18 MR. MOSTAFA: So what I get out of 19 this, you're trying to improve the facility. You're 20 trying to do the better efficiency to the use of the 21 facility? 22 MR. FOLK: Have you seen the facility? 23 MR. MOSTAFA: I have seen the facility. 24 MR. FOLK: It's in pretty bad shape. 25 MR. MOSTAFA: So you're coming in today</p>

<p style="text-align: right;">Page 73</p> <p>1 proposing to the township you are going to do the 2 improvement to the facility? 3 MR. FOLK: Yes. 4 MR. MOSTAFA: Not doing something bad 5 or harm to it? 6 MR. FOLK: Correct. 7 MR. MOSTAFA: Because I have heard 8 comments -- I apologize. I'm just a normal, regular 9 person. I have heard comments about the drainage 10 and what's happening in there. 11 And how many storms have we had since 12 we submitted the application? How many rainstorms? 13 How many snowstorms? How many? Did anything happen 14 where PSE&G complained about the facility that 15 somebody has to take care of that? Did that 16 facility cause a burden on the township to be in 17 that shape? 18 Because I'm not clear about the message 19 right now. What I understand that this facility was 20 a Redwood Inn, and I think you mentioned you 21 attended a wedding 1982? 22 MR. FOLK: Correct. 23 MR. MOSTAFA: If I'm an investor, I'm 24 investing in a facility like this, I'm at least 25 expecting a wedding, bachelor party or graduation or</p>	<p style="text-align: right;">Page 75</p> <p>1 So, Mr. Folk, I guess what I'm getting from you, 2 from your proposal today is that you're trying to 3 accommodate the requirements of the township. You 4 you're trying to add some improvements to the 5 facility that is currently in a very bad shape. Is 6 that correct? 7 MR. FOLK: Yes, that's correct. 8 MR. MOSTAFA: Have you refused any 9 request that came from the township that asked you 10 we need you to do this and you refused based on your 11 professional opinion? 12 MR. FOLK: Not that I can remember. 13 MR. MOSTAFA: So nothing that came from 14 the township. So you are in compliance or you are 15 planning to be in compliance with all the rules and 16 regulations of the township and the city of 17 Bridgewater? 18 MR. FOLK: That's correct. 19 MR. MOSTAFA: Okay. I have no further 20 questions, but as I mentioned earlier, it's just 21 more as a suggestion to the township as a normal 22 person, a regular individual. What I'm looking for, 23 I am looking for a list of items that the township 24 believes that using this facility as a worship place 25 that will hurt the township and the specific items,</p>
<p style="text-align: right;">Page 74</p> <p>1 something every single week, because I have heard 2 attorneys talking about disturbance. 3 How can you measure disturbance? I 4 can't measure disturbance in my own house with my 5 two kids. I can be faking and give you a number, 6 but you're talking about a facility that holds a 7 wedding every single week. Can you estimate how 8 many people are coming to the wedding? 9 AUDIENCE MEMBER: It's not every day. 10 MR. COLLINS: Sir, I'm going to just 11 now ask you to stay focused on questions only for 12 Mr. Folk. This is not the time to give testimony. 13 There will be other nights when all the witnesses 14 are through for the applicant where there will be 15 testimony. 16 So it's hard sometimes to distinguish a 17 statement from a question, and you can use 18 statements to cross-examine a witness to then ask a 19 question. 20 MR. MOSTAFA: I apologize. 21 MR. COLLINS: But focus as the 22 attorneys did on asking Mr. Folk questions and that 23 also will help reduce the dialogue. There should be 24 no dialogue by you with others. 25 MR. MOSTAFA: I apologize. Thank you.</p>	<p style="text-align: right;">Page 76</p> <p>1 one, two, three, and the rule of the Al Falah Center 2 will be to address it professionally and come to you 3 with solutions. 4 What we're trying to do in here -- 5 that's not testimony. This is just a message from a 6 resident of Bridgewater. What we're trying to do 7 here is use the facility for worship place is to 8 respect the neighbors as well. 9 MR. COLLINS: Sir, that is now 10 testimony. 11 MR. MOSTAFA: That's now testimony. 12 MR. COLLINS: Come back. 13 MR. MOSTAFA: I'm trying. 14 MR. COLLINS: I understand, and we give 15 a little leeway, but do come back when it's time for 16 testimony. 17 MR. MOSTAFA: I apologize. Thank you 18 very much. I have no further questions. Thank you. 19 MS. TUBMAN: Mr. Chairman, before we 20 move to the next witness, this one came on so fast, 21 for clarification, I'd like to ask one or two 22 questions of Mr. Folk. 23 You were asked the number of persons 24 upon whom you based your parking. Where did you get 25 that number?</p>

<p style="text-align: right;">Page 77</p> <p>1 MR. FOLK: I got that from the Alfalah 2 people. 3 MS. TUBMAN: And you were asked the 4 number of daycare students. Where did you get that 5 number? 6 MR. FOLK: From the Alfalah people. 7 MS. TUBMAN: And did you get it from an 8 activity chart that was prepared and provided to 9 you? 10 MR. FOLK: Yes. 11 MS. TUBMAN: That is in the 12 application? 13 MR. FOLK: That's correct. 14 MS. TUBMAN: Did you prepare the 15 activity charts yourself? 16 MR. FOLK: No, I did not. 17 MS. TUBMAN: We will have a witness to 18 explain these numbers to the best that can be done, 19 but Mr. Folk did his design based on occupancy and 20 use numbers that were provided to him. 21 CHAIRMAN RUSAK: Okay. Give me 30 22 seconds here. What we'd like to do is the time is 23 8:50. Some of us have been sitting here since 6:30. 24 We'd like to take a brief 10-minute break. We'll 25 resume at 9 o'clock. It's 8:50. We will resume at</p>	<p style="text-align: right;">Page 79</p> <p>1 thing we see is in front of the mosque itself as far 2 as the road being wider. My question is how far is 3 this going to be taken because I heard mention 4 before about Crim Road? 5 So I want to know how far any road 6 repair or widening is going to take place and 7 possibly you can answer that or the planning board? 8 MR. FOLK: I can answer it. For our 9 frontage, sir, our property frontage is proposed 10 from the southerly side to the northerly side of the 11 property. From there on, I can't answer you. 12 MR. HARKINS: Okay. So am I to assume 13 that the rest of Mountaintop from that part of his 14 property line to Crim Road is going to remain the 15 same? 16 MR. BOGART: There are currently no 17 plans for that portion of Mountaintop Road. We 18 acknowledge the fact that there is work that needs 19 to be done, but in the current capital funding, 20 there is no funding for that road. 21 MR. HARKINS: Okay. Thank you. 22 CHAIRMAN RUSAK: Next. Yes, sir. Come 23 on. 24 MR. COLLINS: Sir, you're still sworn, 25 but please state your name again.</p>
<p style="text-align: right;">Page 78</p> <p>1 9 o'clock. 2 (Recess taken.) 3 CHAIRMAN RUSAK: Thank you for your 4 cooperation. Just so you understand the ground 5 rules one more time, your questions should be 6 addressed to the witness. General comments will be 7 later on at this hearing. So that will happen at a 8 later date where you'll have an opportunity to say 9 your general comments and address any other concern 10 that you have. 11 Next person to address -- yes, sir. 12 Come down, get sworn in and then state and spell 13 your name. 14 MR. COLLINS: Sir, please raise your 15 right, and do you swear or affirm to tell the truth, 16 the whole truth and nothing but the truth so help 17 you God. 18 MR. HARKINS: I do. 19 MR. COLLINS: Spell your name and 20 address. 21 MR. HARKINS: My name is Bruce Harkins, 22 H-A-R-K-I-N-S, and the address is 1501 Mountaintop 23 Road, and my question is pretty simple. 24 It has to do, of course, with the 25 traffic pattern, and I'm wondering like the only</p>	<p style="text-align: right;">Page 80</p> <p>1 MR. MALLELA: Shiv Mallela, 902 Papen 2 Road. 3 Sir, I have a question for you based on 4 your answers to the previous gentleman. You said 5 again you're making all these improvements to the 6 lot. Are you making because you want to do it for 7 the township or are you doing it because you need to 8 do them to get your permits? 9 MR. FOLK: I think the answer to both 10 of those is yes. 11 MR. MALLELA: You want to do it? You 12 mean out of the goodness of your heart you want to 13 make improvements to properties in the township? 14 MR. FOLK: No. Yeah. You can't -- 15 MR. MALLELA: Yes. 16 MR. FOLK: You can't occupy the 17 building without making certain improvements that 18 meet the statutes and codes of the state. 19 MR. MALLELA: Right. But your main 20 interest is to occupy the building, right? 21 MR. FOLK: Of course. 22 MR. MALLELA: Of course. Oh, so it 23 doesn't seem -- for you to make statements like 24 you're doing it for the township, that would not be 25 correct, would it, meaning your motive is to be able</p>

<p style="text-align: right;">Page 81</p> <p>1 to occupy the building? 2 Your motive is not to do things for the 3 township. I don't think you're in the business to 4 do things for the township. 5 MR. FOLK: My motive is to comply with 6 the ordinance and the rules. 7 MR. MALLELA: Right. That is the good 8 thing, but I'm saying your goal is to occupy the 9 building. I want to make clear, when questions are 10 asked of you as to what you're doing, you're trying 11 to do things for the township, that is not really 12 doing it for the township. You're doing it for 13 yourself. 14 Okay. The second question I have is 15 another question which you asked or maybe it was a 16 statement saying that here was this building not 17 being used, and so, therefore, you know, somehow 18 what is being done is a good thing that the building 19 or things is being fixed up. 20 So the question -- since you answered 21 the question, another question is in the township 22 are there other locations or facilities which would 23 be equally good or better than this in the township 24 that you know of? 25 MS. TUBMAN: That's not an appropriate</p>	<p style="text-align: right;">Page 83</p> <p>1 MR. COLLINS: Do you swear or affirm to 2 tell the truth, the whole truth and nothing but the 3 truth so help you God? 4 MS. HOZENY: I do. 5 MR. COLLINS: Please state your name 6 and address. Spell your last name. 7 MS. HOZENY: My name Fran Hozeny. It's 8 spelled H-O-Z, as in zebra, E-N-Y. I live on Top 9 Place. 10 I have another question as to the 11 widening of the road. As I understand it, the 12 widening will only take place in the front of the 13 property of the proposed mosque? 14 MR. FOLK: Correct. 15 MS. HOZENY: You say the road is in bad 16 shape. We live there. We know it's in bad shape. 17 What is the purpose of improving just 18 that small portion of the road if the rest of the 19 road isn't going to be improved because there are no 20 funds? 21 And you say that the Alfalah group has 22 to pay their fair share. What is their fair share 23 and what is the taxpayer's fair share? 24 MS. TUBMAN: The fair share question 25 should be directed to Mr. Bogart, the township</p>
<p style="text-align: right;">Page 82</p> <p>1 question. This is a use that is conditionally 2 permitted on this site, and we meet those 3 conditions. 4 MR. MALLELA: Yeah. The fact is you're 5 not doing it -- 6 MR. COLLINS: Sir, that was an 7 objection by the attorney for the applicant. 8 MR. MALLELA: Okay. I'm sorry. I 9 didn't know it was an objection. 10 MR. COLLINS: The objection is this is 11 correct that the focus is on this application and 12 you should focus your questions on this application. 13 MR. MALLELA: Okay. So the thing -- 14 can I ask another question? Is there something 15 specific about -- this use is permitted. I 16 understand. 17 Is there something specific to this 18 property that makes it an ideal location for the 19 use? Is that also -- 20 MS. TUBMAN: That's also an 21 inappropriate question to which I object. 22 MR. MALLELA: I'm done. Thank you. 23 CHAIRMAN RUSAK: Would anyone else in 24 the audience like to come up and cross-examine the 25 witness? Yes.</p>	<p style="text-align: right;">Page 84</p> <p>1 engineer, except that this applicant is -- under 2 Municipal Land Use Law may be required to widen 3 along its frontage. It has to make, under the Land 4 Use Law, a pro rata share of -- contribute a pro 5 rata share of the cost of necessary improvements 6 occasioned by this development, and that would be a 7 question of our traffic engineer who will be here on 8 a subsequent evening. 9 MS. HOZENY: Okay. Well, then may I 10 ask one other question? And perhaps that should 11 also be addressed to the traffic engineer. 12 If there's no parking allowed on the 13 road, then why widen it? 14 MS. TUBMAN: Just because the township 15 may require us to widen it and has made that 16 request. 17 MS. HOZENY: Okay. One other question 18 that came to mind, I couldn't remember if it was the 19 daycare center that is open to the public or was it 20 the activities center that was open to the public? 21 MS. TUBMAN: That is the daycare 22 center. 23 MS. HOZENY: Will there be a charge for 24 the outside people? 25 MS. TUBMAN: Not a question for me or</p>

<p style="text-align: right;">Page 85</p> <p>1 for this witness.</p> <p>2 MS. HOZENY: Okay. I will refer it to</p> <p>3 someone else that can answer that question at</p> <p>4 another time. Thank you.</p> <p>5 CHAIRMAN RUSAK: Thank you. Any other</p> <p>6 questions of this witness? Yes, sir.</p> <p>7 MR. COLLINS: Do you swear or affirm to</p> <p>8 tell the truth, the whole truth and nothing but the</p> <p>9 truth so help you God?</p> <p>10 MR. FALLONE: I do.</p> <p>11 MR. COLLINS: Please state your name,</p> <p>12 address and spell your last name.</p> <p>13 MR. FALLONE: John Fallone,</p> <p>14 F-A-L-L-O-N-E. I'm at Gateshead Drive in</p> <p>15 Bridgewater.</p> <p>16 As I'm looking at the parking lot, the</p> <p>17 cars are all facing -- I guess that's east/west or</p> <p>18 north/south.</p> <p>19 MR. FOLK: North/south.</p> <p>20 MR. FALLONE: North/south. As it is</p> <p>21 now, we went to lots of functions there, but the</p> <p>22 parking lot was facing the other way.</p> <p>23 So I guess my question is -- and I</p> <p>24 don't live in one of the houses there, but if I did,</p> <p>25 I'd have concern about all the headlights in my</p>	<p style="text-align: right;">Page 87</p> <p>1 They did orientate 90 degrees different</p> <p>2 direction in the center part of the lots and in this</p> <p>3 location, but there was -- cars could park along</p> <p>4 here if they wanted to and point their headlights</p> <p>5 along the property in this regard. So it is to</p> <p>6 enhance that aspect of mitigating the headlights by</p> <p>7 further distance from the property line, and a</p> <p>8 landscape architect will testify to the buffering</p> <p>9 provided.</p> <p>10 MR. MOENCH: Is it possible,</p> <p>11 nonetheless, to configure the parking lot in such a</p> <p>12 way that the cars are aligned in the alternate</p> <p>13 direction left to right across the map as opposed to</p> <p>14 on an angle but up or down?</p> <p>15 MR. FOLK: That wouldn't make good</p> <p>16 engineering practice to do that.</p> <p>17 MR. MOENCH: Why not?</p> <p>18 MR. FOLK: It's completely inefficient.</p> <p>19 It would require much more parking -- asphalt.</p> <p>20 MR. MOENCH: You couldn't do it in the</p> <p>21 same parking lot asphalt area? You'd have to</p> <p>22 broaden the area of the parking lot to do that?</p> <p>23 MR. FOLK: You could, but you'd end up</p> <p>24 with less landscaping within the parking lot, and</p> <p>25 you'd have a bigger ocean of asphalt than what you</p>
<p style="text-align: right;">Page 86</p> <p>1 backyard. Is there any buffering there? You've got</p> <p>2 two rows of lights that are pointing at the</p> <p>3 residents.</p> <p>4 MR. FOLK: Yes. We have a landscape</p> <p>5 architect that can testify to the buffering.</p> <p>6 MR. FALLONE: Maybe a solid fence.</p> <p>7 That might block those people, might help.</p> <p>8 MR. FOLK: Okay.</p> <p>9 MR. FALLONE: Okay. Thanks.</p> <p>10 CHAIRMAN RUSAK: We have one other</p> <p>11 question from the board.</p> <p>12 MR. MOENCH: Sir, just as a follow-up</p> <p>13 to that question, when you decided to orient the</p> <p>14 parking spaces in that direction, I guess what was</p> <p>15 the consideration or is it possible -- I don't know</p> <p>16 if it's better or worse.</p> <p>17 I'm asking a question about possibility</p> <p>18 of orienting the parking in a different direction if</p> <p>19 it's going to have less impact on headlights to the</p> <p>20 residence.</p> <p>21 MR. FOLK: I don't believe the impact</p> <p>22 of the lights are going to be an issue. We're</p> <p>23 moving the parking lot approximately 50 feet further</p> <p>24 away from where it is on the property line. People</p> <p>25 could park along that property line in the past.</p>	<p style="text-align: right;">Page 88</p> <p>1 would want to see.</p> <p>2 MR. MOENCH: What's the area in between</p> <p>3 those parking lines in between the two rows of</p> <p>4 parking? What is that?</p> <p>5 MR. FOLK: That's a buffer strip of</p> <p>6 planted grass and plantings.</p> <p>7 MR. MOENCH: What purpose does that</p> <p>8 serve? I mean a narrow strip of grass in the</p> <p>9 parking lot, what's the utility from a design</p> <p>10 engineer standpoint to do that?</p> <p>11 MR. FOLK: What's the sense of putting</p> <p>12 asphalt there?</p> <p>13 MR. MOENCH: It's just to break up</p> <p>14 the --</p> <p>15 MR. FOLK: Minimize the amount of</p> <p>16 impervious coverage, you know, increase the</p> <p>17 groundwater seepage abilities on the site. You want</p> <p>18 to do what you can to provide a better enhanced</p> <p>19 stormwater management plan for the property.</p> <p>20 MR. MOENCH: Okay. Thank you.</p> <p>21 CHAIRMAN RUSAK: Any other questions of</p> <p>22 this witness? Yes, sir.</p> <p>23 MR. COLLINS: Sir, do you swear or</p> <p>24 affirm to tell the truth, the whole truth and</p> <p>25 nothing but the truth so help you God?</p>

1 MR. JAKWAY: Yes.
2 MR. COLLINS: Please state your name,
3 address and spell your last name.
4 MR. JAKWAY: Chris Jakway spelled
5 J-A-K-W-A-Y. I live at 958 Sunset Ridge.
6 Going to the use of the site, I've
7 heard talking about, obviously, the mosque and the
8 40 children daycare, but through an open public
9 records request act I obtained the traffic report.
10 It's talking about 235 student school. Is that
11 still in the plans?
12 MS. TUBMAN: That was removed. Is this
13 working? That was removed without prejudice after
14 the first appearance because of the confusion that
15 it caused.
16 There may in the future be an annulment
17 school proposed, but it is not part of this
18 application.
19 MR. JAKWAY: Will that be a separate
20 application with the planning board?
21 MS. TUBMAN: It would be a separate
22 application.
23 MR. JAKWAY: Most of my questions are
24 related to traffic. Should I hold them until next
25 time?

1 MS. TUBMAN: We will have a traffic
2 engineer, not necessarily at the next hearing.
3 MR. JAKWAY: Relating to the civil, the
4 five-foot widening on Mountaintop Road, is that
5 included in net impervious coverage?
6 MR. FOLK: No. That's not on our
7 property.
8 MR. JAKWAY: I'm going to hold the rest
9 of the questions until next time.
10 CHAIRMAN RUSAK: Thank you. Yes, sir.
11 MR. COLLINS: Sir, do you swear or
12 affirm to tell the truth, the whole truth and
13 nothing but the truth so help you God?
14 MR. LU: I do.
15 MR. COLLINS: Please state your name
16 and address and spell your last name.
17 MR. LU: William Lu, Bridgewater. This
18 is anonymous. My question is has this design --
19 MR. COLLINS: I didn't understand that.
20 I don't think you're remaining anonymous because you
21 gave your name, but you can't testify anonymously.
22 So I want to make sure I understand. You did give
23 us your correct name?
24 MR. LU: I did give you correct name.
25 I don't want any reporter.

1 MR. COLLINS: That's a different
2 subject. That's between you and the reporter.
3 That's a little hard for us to guaranty, but that's
4 between you and him, but for purposes of this
5 record, you cannot be anonymous. You are a person,
6 and your person's name will be in this record, and
7 we must consider that and know that and the public
8 must know that. Okay.
9 MR. LU: Okay.
10 MR. COLLINS: Thank you.
11 MR. LU: My question is has this plan
12 design been done anywhere else and has been proven
13 not to interfere with the neighbors' existing
14 lifestyle?
15 MR. FOLK: I'm not really quite clear
16 what the question, but I'll answer it as generic as
17 every site is different. You can't clone this site
18 and put it someplace else and test it first. So if
19 that answers your question, I'm not sure, but this
20 is -- every project is different and unique.
21 MR. LU: Have you done any kind of
22 design of mosque in the State of New Jersey?
23 MR. FOLK: No, sir.
24 MR. LU: So there's no proof, prior
25 proof this will not interfere with the life of your

1 neighbor?
2 MS. TUBMAN: I'm sorry. I don't intend
3 to appear rude, but that's not a question for a
4 civil engineer. You can question him about the
5 design, not the building and not the use.
6 MR. LU: Okay. And my next question is
7 for civil engineer. In your experience designing
8 this kind of a plan in this kind of neighborhood,
9 has it affected the value of the house in the
10 neighborhood?
11 MS. TUBMAN: Civil engineer cannot
12 answer that question.
13 MR. LU: Who in your team can answer
14 the question?
15 MS. TUBMAN: I don't intend to bring an
16 appraiser. The question is really is the use
17 permitted on this property in this zone and it is.
18 MR. LU: The zoning law -- the zoning
19 law has changed, right?
20 MS. TUBMAN: The ordinance was changed
21 in 2011, and the court has said the changed
22 ordinance cannot be applied to this application.
23 MR. LU: Are we in appeals process?
24 MR. COLLINS: Sir, these are not
25 questions for the witness, and so you're going to

<p style="text-align: right;">Page 93</p> <p>1 have to focus yourself on Mr. Folk. 2 MR. LU: Okay. 3 MR. COLLINS: Do you have any further 4 questions for Mr. Folk? 5 MR. LU: No. 6 MR. COLLINS: Okay. Thank you. 7 CHAIRMAN RUSAK: Any other questions 8 for Mr. Folk? Any other questions for this witness? 9 MR. FRANCO: I had a question. Mr. 10 Folk, in regard to the island in the middle of the 11 parking lot, I know you mentioned about creating 12 more nonimpervious or landscaped areas. Couldn't 13 that be brought down so you've got head-to-head 14 parking and pull it further away from the property 15 line? 16 MR. FOLK: Yes, you can do that. 17 MR. FRANCO: Is that something you 18 would entertain? 19 MR. FOLK: We'll take a look at that. 20 Sure. 21 MR. FRANCO: Thank you. 22 MR. MOENCH: I'm sorry. I have one 23 additional question for you, follow-up. Have you 24 designed any houses of worship in your experience of 25 25 years as a civil engineer?</p>	<p style="text-align: right;">Page 95</p> <p>1 very far from there is future growth of the mosque. 2 If that in some way can be determined how much more 3 growth that is allowed to take place, because as it 4 is now, it's set in a certain way. Are those 5 parameters -- can they change over time or is this 6 pretty much how it is going to be set, this is how 7 it would stay? 8 MS. TUBMAN: I will try to answer that 9 by asking questions of Mr. Folk except on matters of 10 law. I'm not supposed to testify. 11 MS. TAMMARA: Okay. 12 MS. TUBMAN: What is the land 13 requirement per square foot of building? 14 MR. FOLK: It's 20 square feet of 15 land -- of site area per square feet of floor area. 16 We currently have 291,340 square feet of land area 17 with a total of 14,567 square feet of building 18 proposed. That 14,567 square feet of building area 19 requires 291,340 square feet of land area. We have 20 a total of 314,273 square feet of land area. So the 21 amount of additional square footage per building is 22 very small. 23 MS. TAMMARA: Okay. Thank you. 24 CHAIRMAN RUSAK: Thank you. Anyone 25 else?</p>
<p style="text-align: right;">Page 94</p> <p>1 MR. FOLK: No. 2 MR. MOENCH: Thank you. 3 CHAIRMAN RUSAK: Yes. Is there someone 4 else with a hand? I'm sorry. I apologize. Yes, 5 please come forward. 6 Is there anyone else after this person 7 would want to speak? If you come and sit in the 8 front row, we maybe can move it along and go 9 forward. So if there's a next question, come up and 10 sit in these rows that are reserved, and then we can 11 entertain you to go right to the microphone. Thank 12 you. 13 MS. TAMMARA: Hi. My name is Darlene 14 Tammara, and Tamara is T-A-M-M-A-R-A. I'm on Mount 15 Vernon Road. 16 MR. COLLINS: Please raise your right 17 hand. Do you swear or affirm to tell the truth, the 18 whole truth and nothing but the truth so help you 19 God? 20 MS. TAMMARA: I do. 21 MR. COLLINS: Thank you. 22 MS. TAMMARA: My question is the 23 present plans as you have them are in one way in 24 terms of how many people are allowed to park, how 25 many attendants. My concern because I don't live</p>	<p style="text-align: right;">Page 96</p> <p>1 If counsel would like to bring your 2 next witness? 3 MS. TUBMAN: Yes, I would like to ask 4 Ralph Finelli who is our architect to testify. 5 Mr. Finelli has a colored board because 6 it is appropriate to ask the architect about 7 building materials and colors. We have only one. 8 We do not have a color slide and will not have a 9 color slide, but this is available for the board to 10 look at and for the public to look at. 11 We will leave it here at the conclusion 12 of this hearing. People can look at it, and it will 13 be here at subsequent hearings. 14 MR. COLLINS: Mr. Finelli, please come 15 to the mike and be sworn. Please raise your right 16 hand. Do you swear or affirm to tell the truth, the 17 whole truth and nothing but the truth so help you 18 God? 19 MR. FINELLI: I do. 20 MR. COLLINS: Please state your name 21 and spell your last name and give us an address. 22 MR. FINELLI: Ralph Finelli, F, as in 23 Frank, I-N-E-L-L-I. My address is P.O. Box 144, 24 Sergeantsville, New Jersey. 25 MR. COLLINS: Please go ahead.</p>

<p style="text-align: right;">Page 97</p> <p>1 MS. TUBMAN: You can go ahead. 2 MR. FINELLI: Qualifications. 3 MS. TUBMAN: Qualifications. 4 MR. FINELLI: Qualifications. I've 5 been licensed since 1984. I have appeared before 6 this very board, actually, my first board back in 7 1987, and I have designed perhaps a dozen houses of 8 worship throughout New Jersey. I maintain my 9 license in Pennsylvania full-time and have also 10 worked in New York and various other states. 11 MS. TUBMAN: Does the board -- 12 MR. COLLINS: The board will recognize 13 and accept Mr. Finelli's qualifications as a 14 registered architect. 15 MS. TUBMAN: Before you start, would 16 you mark your rendering Exhibit A-1 with today's 17 date? 18 MR. COLLINS: The colored rendering 19 will be marked as A-1 with today's date. 20 MS. TUBMAN: For the record, would you 21 describe the exhibit? 22 MR. FINELLI: The exhibit on the board 23 is a three-dimensional rendering of the proposed 24 improved building, and if Greg can go to the 25 electronic file up on the board in front of you, you</p>	<p style="text-align: right;">Page 99</p> <p>1 number that we've talked about a lot so far this 2 evening. 3 The building as an assembly building, 4 we're allowed or we're really demanded to look at 5 that building in a number of different ways. This 6 building is an assembly hall. So based on this type 7 of assembly where we have fixed seats, as an 8 architect, I'm required to calculate the maximum 9 occupancy based on fixed seating. If a building is 10 to have tables and chairs, open floor plan, tables 11 and chairs as in Redwood Inn banquet hall was, I'm 12 demanded to calculate the occupancy based on tables 13 and chairs, and if it is still not fixed seats, but 14 just chairs, so there's three different ratios. 15 That's the way design professionals will maximize 16 the occupancy of a building and that is the maximum 17 by code that is allowed. 18 In this case, we started with that, and 19 we recognized, however, that our most intense use of 20 this building will be the prayer spaces. Those 21 prayer spaces will not employ chairs and tables. 22 They will not employ benches or seats. They will 23 employ prayer mats. 24 So what we did was look at the prayer 25 spaces with that dimension, with the prayer mat</p>
<p style="text-align: right;">Page 98</p> <p>1 can see the floor plan. You can look at this all 2 you like. I want to start with the floor plan and 3 explain the building to you first. 4 So what you have in front of you on the 5 board is exactly the same plans that we have all 6 looked at and submitted before the board. It's a 7 little bit different orientation on the drawing than 8 you saw on the civil engineering plans. 9 The bottom of that screen is parallel 10 with Mountaintop Road just to orient you. The 11 building footprint is exactly the same as the 12 building footprint of the current Redwood Inn, and 13 if I take you back to the beginning of this project, 14 we looked at Redwood Inn really the same way any 15 user would want to look at it. What is the best and 16 most use that we can efficiently gain out of the 17 building as it stands today. 18 So the building, as it stood today, as 19 it stood at the time we started this is an assembly 20 hall. It is a building for banquets, dinners, 21 assembly gathers. We're talking back and forth 22 between zoning ordinances and construction codes. 23 So I will use the construction code to explain 24 assembly use and how that really affects our 25 occupancy which affects our parking. It has been a</p>	<p style="text-align: right;">Page 100</p> <p>1 dimension of four and a half feet -- two feet by 2 four and a half feet. So we looked at the occupancy 3 of the prayer spaces of nine square feet per mat. 4 Now, what we have to figure into that 5 space is, as you see here, we have fixed aisles to 6 allow emergency escape, access to the primary 7 function of the building to restrooms in and out of 8 the space and in a safe manner. So we have to 9 figure those into the spaces. So, really, sort of 10 boiling this down to a short explanation, we look at 11 the prayer spaces at their most intense occupancy, 12 allow for fire access, safety access in and out of 13 the space, and that's how we get an occupancy limit. 14 So with those numbers, with those 15 maximum use numbers, we worked with Alfalah and came 16 up with an occupant load. That occupant load then 17 generates the parking requirement, and that's really 18 where all those numbers come from. 19 Now, having said that, the primary 20 space you see in the center of that drawing, what is 21 currently the two big banquet halls will, after 22 improvements mostly to the outside of the building, 23 be the primary prayer space. Surrounding that 24 primary prayer space are multi-function spaces. 25 Like any other house of worship, we have days of the</p>

<p style="text-align: right;">Page 101</p> <p>1 week where we expect to be primarily a house of 2 worship. We have other days of the week where we're 3 open to the community. We have after school 4 programs. We have some before school programs. We 5 have community outreach. We anticipate the uses 6 that might be health screenings open to the 7 population at large. 8 So it is a community center as well as 9 a worship space. So those functions immediately 10 adjacent to the worship space are listed as 11 multi-purposes spaces. They can be used for any of 12 those various functions that are primarily intended 13 for the congregation but also open to the programs 14 that the congregation will be managing and running. 15 To your left on the screen, the left 16 and lower left, what you see there are religious 17 education and some daycare uses. We do anticipate 18 going through the permit process with the State of 19 New Jersey to have a daycare facility within here, 20 within our facility, and during those same days 21 where the primary -- primary worship days are, there 22 will be religious education. Sometimes it will be 23 before the service, sometimes after, sometimes 24 concurrently just separated by age and gender. 25 So those spaces that you see to the</p>	<p style="text-align: right;">Page 103</p> <p>1 occasionally, but, generally speaking, there would 2 be no preparation in this facility. 3 The little room off to the right is 4 currently an electric closet. It will maintain its 5 location and use as all the utilities coming into 6 the building. 7 One of the features of the Redwood Inn 8 as it is today that's especially conducive to this 9 use -- to our proposed use is that it is all on one 10 level. Now, it's -- there is a portion of the 11 building to the left over here that is higher by 12 about four steps and then the rest of the facility, 13 all of this, but the building, if you're aware from 14 going by or looked on Mr. Folk's drawings, is 15 surrounded on almost two and a half sides with the 16 parking lot. 17 Pedestrian access to the building is 18 easily obtained almost universally around the 19 building. That's helpful for us, and we worked with 20 that as a design element. It's a house of worship. 21 It is open to the community. It is intended to be 22 open to the community. It is accessible from the 23 front, from the side, from both sides. 24 We have various points of entries into 25 the building that helps us in a number of ways. It</p>
<p style="text-align: right;">Page 102</p> <p>1 left are those education, summer daycare, summer 2 multi-purpose, and you see a long corridor going 3 from top to bottom of the sheet really gaining 4 access in the front closest to our parking and drop 5 off and daycare, and in the back some secondary and 6 tertiary means of egress for the people in the 7 building. The main entrance to the building is 8 really right above where you see the drawing table. 9 It says proposed floor plan. If you can't, it's the 10 current main entrance to the building. It's exactly 11 the same space. 12 One will enter our building. The only 13 time I ever used this is for my dog, but there is 14 the main entrance to the building. There will be a 15 lobby and then main access into the prayer space. 16 To the right and left of that lobby you'll see men's 17 rooms and lady's rooms along with additional 18 restrooms to handle the children and users of the 19 multi-purpose spaces. 20 There is also a kitchen space. A 21 kitchen space in this building for this purpose will 22 be really we would call a warming kitchen. There is 23 no anticipated food preparation. Any event that 24 would -- that would entail a large number of people 25 would be catered. There would be a potluck</p>	<p style="text-align: right;">Page 104</p> <p>1 helps us to have more than one barrier-free access 2 to the building. Our principal entrance to the 3 building comes in at the main level. We have to 4 ramp down, excuse me -- ramp down to the main 5 worship space or ramp up into the daycare area and 6 multi-purpose areas. 7 However, this whole eastern side of the 8 building is immediately adjacent to the parking lot. 9 It's going to be very easy for someone who's 10 challenged by walking up and down ramps or steps to 11 gain access to the worship space or the kitchen or 12 parts of this building by simply walking under the 13 canopy and into the doors. 14 The other thing we do to reinforce that 15 same aspect of the building was we did surround the 16 building with a canopy. So right now we have a main 17 entrance in the front. You can see this colonnade 18 all the way around the building, and you'll see it 19 in the rendering when you get there. We do have an 20 entire covered canopy around the entire perimeter of 21 the building. That give us spaces for talking with 22 friends just before and after services. It gives us 23 a space to stand out of the rain. It gives us a 24 convenient spot to go in and out of there whether we 25 are there for worship service, daycare or some other</p>

1 personal or social function. So we worked with that
2 as a design element.

3 Those really are the primary functions
4 that the building serves. It is really everything
5 that one would anticipate with a house of worship.
6 It is everything that we would anticipate with a
7 community center, a congregational center. It's at
8 the same time serving the congregation and making
9 its best attempt to appeal to the neighborhood, and
10 we can come back and address any of the functions at
11 a later point.

12 I'm going to ask Greg to go to the next
13 sheet which are measured drawings of the building
14 elevation from the exterior, and that will jibe with
15 the rendering that you see over here. Maybe you
16 don't see it. It's behind it, but it will jibe with
17 the rendering.

18 Right now the building is a stucco
19 building. It's a one-story building. Portions of
20 this building were built as early as the 1930s.
21 There are portions built various decades really over
22 the past 60 or 70 years. The primary banquet hall
23 space right now, again, is where the primary worship
24 space is proposed to be. It is currently a gable
25 roof approximately 20 to 22 feet tall to the ridge

1 of that roof. Although, it is still a one-story
2 building. There are no mezzanines. There are no
3 second floors in this building. We will maintain
4 the one-story use of the structure.

5 We will work with a stucco finish. The
6 band that you see around that building at the canopy
7 height will be ceramic tiles. We will introduce
8 some color to this building. The other primary
9 design features from the exterior are the minaret
10 and the dome. Both of these are -- both of these
11 are strong icons of Islamic architecture.

12 I'm an architect. I like to know what
13 a building is by looking at it. It's friendlier. I
14 like to be able to know what I'm looking at when I
15 look at a house of worship. I like to know that I'm
16 looking at a house of worship. I like to know I'm
17 looking at a particular style, and I like to know
18 what the building is trying to convey to me.

19 So what we have done is utilized a
20 couple of design elements that are -- that are
21 common in Islamic architecture. We would all be
22 familiar with the dome of the Taj Mahal. We would
23 all be familiar with the dome of the Rock Church.
24 We would all be familiar with the minaret that we
25 would see at either of those buildings or almost any

1 mosque in the world. The minaret is in its original
2 iteration. It is the location from which a call to
3 prayer is made.

4 There is no plan to use that for
5 anything other than a visual icon. There is no
6 sound. There is no broadcast. There is nothing but
7 the visual connection to the original purpose of
8 that building. That call to prayer is a universal
9 call to prayer. That's what it's there for. That
10 building and those primary elements are meant to
11 convey what that mosque is supposed to say to its
12 congregation.

13 The colors, again, will be muted. It's
14 currently a sort of a cream color, tan colored
15 stucco. That will be the primary color of the
16 building. The dome will be painted gold and ceramic
17 tile band will be in the aquas, blues, greens range.
18 The colors we have reflected on the rendering are
19 actual manufacturer's paint colors. So we do have
20 some tie-ins to exactly what we can expect that
21 building to look like.

22 I think, while we're looking at the
23 canopy, the one thing I will also address that we
24 touched on it with Mr. Folk's testimony and that is
25 the security lighting. There will be no ground

1 mounted lighting that is flashing on this building.
2 There is none of that proposed.

3 However, under that canopy, that canopy
4 is lighted for those times of day either before
5 sunrise or after sunset where we need safety
6 lighting. We need to be able to see where we're
7 going. There are a number of light fixtures,
8 recessed ceiling light fixtures what we would
9 normally call high hats. I'm sure you have them in
10 your home or familiar with them right here in this
11 room. Those are spaced around the canopy to provide
12 lighting to the building.

13 At those points of entrance to the
14 building, there are approximately 10 of those
15 fixtures that will remain on as part of the facility
16 lighting. They will be controlled with the same
17 time clock that the security lighting is controlled,
18 and I think that's really about it for the building.

19 The next slide is really just the other
20 two elevations. The building, the main canopy --
21 now, the building -- I mentioned the building has
22 been added onto and built over a number of times
23 over the past 60 or 70 years. It really is a
24 hodgepodge of different elevations. The largest,
25 tallest structure is a gable roof. The portion of

<p style="text-align: right;">Page 109</p> <p>1 the building that we're showing as the daycare 2 center in the floor plan is a also gable roof. It's 3 a wood frame structure with a gable roof. 4 We are going to even out all of those. 5 We're going to conceal a lot of those 6 inconsistencies by constructing this canopy that 7 will eliminate a lot of that hodgepodge look and 8 unify the whole building. So you see one level line 9 except for the worship space. The worship space is 10 vaulted on the inside. We have a higher space just 11 like we have a higher space in this room. The 12 minaret is not a space to be occupied. It's more 13 structural than a space we would inhabit. 14 MS. TUBMAN: Before you move on, the 15 questions were asked of the building height, the 16 dome height and the minaret height. 17 MR. FINELLI: I'm going to read right 18 off of the architectural drawings as submitted. The 19 parapet -- and the parapet is that portion of the 20 canopy as I was talking about, the most forward edge 21 of the canopy that encircles the entire building. 22 That parapet is 16 feet above the floor. 23 The upper roof, and by upper roof, I 24 refer to this area here which is the flat roof 25 portion among the main worship space, that is 20</p>	<p style="text-align: right;">Page 111</p> <p>1 So the primary entrance that we would 2 anticipate for the daycare would be like here, and 3 as you can see, we have direct means of egress in 4 case of emergency at one locations, two locations, a 5 third location as well as the primary and even 6 another fourth location down this corridor and out 7 other parts of the bidding. So we have -- we have 8 ample -- certainly more than the code requires, but 9 ample means of egress from all the spaces. 10 There was one other question in the -- 11 for me in the professional's report that talked 12 about phasing. You know, again, like any -- like 13 any house of worship that I worked on over the 14 years, there has always been talk of phasing. In a 15 perfect world, we would love to have the money to 16 build all this at one time and make life easy for 17 all involved whether it's the congregation or 18 contractors, but, obviously, that may not be the 19 case. We have yet to determine that, but that may 20 not be the case. 21 If it is not the case, then we would 22 anticipate the worship space, you know, all of the 23 restroom facilities and all of the primary and 24 secondary means of egress in the worship space being 25 at first phase. It is the cornerstone of the</p>
<p style="text-align: right;">Page 110</p> <p>1 feet. The top of the dome, the very peak of the 2 dome is at 35 and the very peak of the minaret is at 3 47 and a half feet. The existing building, as I 4 mentioned before to the gable, the highest gable of 5 the building which is currently the current banquet 6 hall is about 22 feet to the gable. 7 I think, in general, the testimony has 8 addressed most of the issues that were in your 9 professional reports, and I'm just going to look 10 through there quickly and make sure there is nothing 11 that was missed. 12 We addressed the height. We addressed 13 the uses inside the building, materials inside the 14 building, emergency egress from daycare, security 15 light. Emergency egress I did address. 16 Greg, if you can go back to the floor 17 plan for just a second, and just to be clear about 18 this, these spaces here are generally the daycare 19 spaces. We would anticipate being able to use some 20 of these spaces as well. The outdoor recreation 21 area that you saw in Mr. Folk's plan would be 22 somewhere back out here, the part that is in that 23 back area across the woods and, of course, the 24 parking lot where there would be some outdoor spaces 25 for over here.</p>	<p style="text-align: right;">Page 112</p> <p>1 building obviously with other uses to follow, but as 2 of this point, phasing has not been -- has been 3 discussed but not established. I believe that's it 4 for direct testimony. 5 MS. TUBMAN: Questions by the board of 6 this witness? 7 MR. FRANCO: Actually, I had a question 8 regarding -- I had a question regarding the daycare, 9 and I think you're the appropriate person. In 10 terms -- I believe it's 40 children is what it's 11 proposed right now. 12 MR. FINELLI: Yes. 13 MR. FRANCO: And that's based on state 14 code in terms of square footage and square footage 15 of play area outside? 16 MR. FINELLI: Well, the daycare 17 regulations vary based on the age of the child and 18 the program involved. So we have maximized that 19 space now based on our anticipated age of child and 20 duration of the day, you know, whether it be 21 preschool activities, all day long activities. So 22 we have established that number as our maximum 23 number. 24 MR. FRANCO: Okay. And, really, based 25 on those codes, there's no room for expansion?</p>

1 MR. FINELLI: Daycare facility.
 2 MR. FRANCO: Correct.
 3 MR. FINELLI: The daycare facility is a
 4 less intensive use than the assembly use. So if we
 5 were to -- if we were to somehow, you know, have a
 6 burgeoning daycare business, it would only result in
 7 a less intense use of the building and the parking
 8 of the facilities than daycare would, but that's not
 9 anticipated.
 10 MR. FRANCO: Okay. Thank you.
 11 MAYOR HAYES: Can you tell me how did
 12 you come to the height of the minaret?
 13 MR. FINELLI: You know, design is -- I
 14 have a development staff to be perfectly honest with
 15 you. So it's a matter of proportion. We have
 16 primary worship space that is -- the primary worship
 17 space is 50 feet six inches by 50 feet. As a matter
 18 of proportion, the volume that I want to feel in
 19 this space is, you know, somewhere between
 20 two-thirds and three-quarters of that. It will feel
 21 like one space. It will not feel like that volume
 22 is off to the corner or that I have segregated the
 23 main space.
 24 So working from the inside out trying
 25 to establish the right proportion of volume to the

1 person in the space generated the sketches that
 2 developed into that dome and the dimensions of that
 3 dome. So let's say I have, I don't know, a couple
 4 hundred seats in this room. I'm not sure what the
 5 number is, but if I had an eight foot ceiling in
 6 this room, it would feel very squashed. So working
 7 from the inside out, I have a prayer space that can
 8 accommodate a couple hundred people. I want a space
 9 that feels like it's holding a couple of hundred
 10 people. Within that space, I want to convey that
 11 feeling of volume. I want to convey that vertical
 12 feeling. That's where the dome comes in.
 13 MAYOR HAYES: But the minaret is
 14 outside? Did I get it right, minaret, the term?
 15 MR. FINELLI: Yes, the minaret. We go
 16 back to the elevation. The first question was the
 17 dome, and that's what I was responding to first
 18 because the dome is really working from the inside
 19 out.
 20 Minaret is strictly an exterior feature
 21 of the building. It is a public feature of the
 22 building. It is intended to convey to those passing
 23 by what that building is for. It does not have any
 24 effect. There's no interior space to the minaret.
 25 MAYOR HAYES: So the height could be

1 higher, lower?
 2 MR. FINELLI: It could be higher, but,
 3 again, you know, when I say that --
 4 MAYOR HAYES: It could be lower too.
 5 MR. FINELLI: Well, you know, it really
 6 couldn't be higher either. From a code perspective,
 7 it could be higher. It could be lower. The dome
 8 could be bigger, smaller, fatter, but it's a
 9 proportion. So when the dome is established working
 10 inside out, the dome is a function of trying to
 11 convey a certain feeling inside the space.
 12 Once that dome is comfortable to my
 13 eye, then I'm working with the outside of the
 14 building, and the outside of the building, the
 15 minaret needs to grab some attention. So the
 16 minaret -- I mean, honestly, when we play with the
 17 outside design of a building, especially when we
 18 have tools like the 3D modeling at our hands, and we
 19 draw that minaret, and with the click of the mouse,
 20 I can make it six inches taller and look at it
 21 incrementally. At some point you look at it and say
 22 it's too tall, it's too short, it's too skinny, it's
 23 too fat. So it's a design process of finding the
 24 right proportion that works with the building.
 25 MS. TUBMAN: Is it the equivalent of a

1 steeple?
 2 MR. FINELLI: It's close to a steeple.
 3 It might be closer to a tower line or a bell tower
 4 that you would see outside of a Christian Church
 5 often enough. So, partly, it is -- you know, it's
 6 supposed to mean something when you see it. So part
 7 of that is really, you know, just the visual weight
 8 that element has and to take that same element and
 9 make it out of proportion with the building or out
 10 of the proportion with the importance it's supposed
 11 to convey will hinder the design -- the success of
 12 the design.
 13 MAYOR HAYES: Thank you.
 14 MR. MOENCH: Sir, I have a few
 15 questions. To follow-up on the height line of
 16 questions at the moment, could you explain for my
 17 benefit how our height ordinances and codes impact
 18 the height of the minaret or not? How do they apply
 19 or not apply in this instance?
 20 MR. FINELLI: Height restriction,
 21 height ordinances or height restrictions in the land
 22 use ordinance, generally, throughout the State of
 23 New Jersey in a residential zone, it's very common
 24 to see the restriction that we have here. We have a
 25 35 foot two and a half story maximum height. I

1 can't -- I can't think of any single ordinance in
2 New Jersey that I've worked on in a town which I've
3 worked that limits the height of those aspects of
4 the building, especially the house of worship.
5 Steeples, bell towers, this very thing we're talking
6 about is not limited by ordinance. It's a
7 recognition of the importance of that element in the
8 design of the building.

9 So, whereas, every use for
10 single-family residential, every commercial or
11 quasi-commercial use will have associated with it a
12 maximum height, you know, very often that's part of
13 a -- of a long and expanding equation that all of us
14 in this business work with that used to be just
15 setbacks. Now it's, you know, ratios and become
16 more and more complicated, but that -- that caveat,
17 that exception for those design elements that are so
18 particular to a use has always existed, and I don't
19 see why it wouldn't continue to exist.

20 MR. MOENCH: Sir, just so I'm clear,
21 are you suggesting under the Bridgewater ordinances
22 that there's no regulation building height is capped
23 at 35 feet in this district, but there's no
24 regulation either way in terms of structures on top
25 of the roof? Is that --

1 MR. FINELLI: Well, there are -- I mean
2 just to be really clear, on a residence, I can have
3 a roof appurtenance, a chimney, a cupola. I can
4 have those things. I'm not sure if there's usually
5 an exception. There might be a variation of that
6 for a residential use. For this use, house of
7 worship use, there is no limitation to those two
8 particular items.

9 MR. MOENCH: Do you know what the
10 highest structure in the area is beside the
11 proposed -- if this is built as-is, are there any
12 other structures in the vicinity that are as high as
13 the top of the minaret?

14 MR. FINELLI: I'm not really sure. I
15 know that some of the bigger homes in the
16 neighborhood are -- they're every bit I mean to the
17 peak. Now we're looking at height to the actual
18 peak. So in a gable roof and a gable roof for --
19 you know, a gable roof like an A sometimes will
20 define height as the average from the ridge to the
21 gutter line let's say. I believe Bridgewater
22 defines it to the actual height to the peak. I
23 don't believe there's a residence that's 47 and a
24 half feet height.

25 MR. MOENCH: Do you know if there's any

1 other structures whether it be nonresidences or
2 anything else that is 47 and a half feet tall in
3 that area?

4 MR. FINELLI: I don't know, but,
5 generally speaking, any three-story office building
6 is going to be about 42 to 45 feet.

7 MR. MOENCH: Do you know if there's any
8 office buildings in the vicinity of the Redwood Inn?

9 MR. FINELLI: Five minutes from Route
10 22, they're up and down.

11 MR. MOENCH: I don't know if you know
12 the answer.

13 MR. FINELLI: I don't know the answer.
14 I say everything I drive by in the very immediate
15 neighborhood is residential, and I would say that
16 probably, you know, those are 30 to 35 feet.

17 MR. MOENCH: Have you done any
18 calculations, renderings, balloon tests to gauge the
19 height -- impact of the height of the minaret on the
20 area with regard to how the distance that it will be
21 visible from the -- in the area and the impact on
22 residences in the vicinity?

23 MR. FINELLI: I have not, but the grade
24 drops from Mountaintop Road to the building. We
25 could have an exact number, but I believe the grade

1 drops about 10 feet. So, you know, I mean I would
2 take that into consideration too, and the other
3 thing I would take into consideration is that
4 diameter of that minaret is about six and a half
5 feet. So it's not a structure going 47 and a half
6 feet. It's one element of the structure.

7 MR. MOENCH: I know, for instance, when
8 we deal with cell phone towers, often times we'll
9 conduct balloon tests so that both the board and the
10 residents have an understanding as to what the
11 actual peak of that proposed structure will look
12 like and have an impact on the vicinity and also
13 provide renderings from different areas of the
14 neighborhood or the particular area, you know, with
15 a proposed what that will look like. You have not
16 done that here?

17 MR. FINELLI: No. You're talking about
18 elements that are a couple hundred feet tall, and
19 we've been associated with that and -- but, no, we
20 have not done that.

21 MR. MOENCH: Okay. Do -- in talking
22 about the calculation of occupancy for the main
23 prayer space, what is -- what was your calculation
24 as to occupancy of that room?

25 MR. FINELLI: Okay. So in the main

1 prayer space, based on the description that I gave
2 you before allowing for means of egress corridors,
3 we have 220 occupants in the main worship space, and
4 there are 30 -- I'm sorry. Again, Greg, let me go
5 back to the plan. I can point this out. We'll get
6 that in a second.

7 The main prayer space is 220 people.
8 There is an elevated area. The elevated and a
9 little bit behind the main prayer space, which is
10 the primary women's prayer space, there are 30
11 occupants there. So that's a total of 250 if I
12 utilize all of the space in the multi-purpose rooms.
13 So I would utilize all of the space on the
14 multi-purpose rooms on both the north and the south
15 side of the main space. That would add 90 and 97
16 persons respectively. So the entirety of the

17 occupancy, if the main space and the ancillary
18 spaces were used for prayer spaces, is 437 persons.

19 MR. MOENCH: Okay. Is that the number
20 that was then the traffic engineer or somebody then
21 took and figured out how many parking spaces that
22 you need?

23 MR. FINELLI: I believe so. I'll leave
24 that to him.

25 MR. MOENCH: The one question I have, I

1 off by about 60 attendees which, of course, includes
2 cars and deal with parking and traffic issues that
3 we'll get to with other witnesses.

4 MR. FINELLI: I've designed about a
5 dozen houses of worship. Half of those were Roman
6 Catholics, half of those were Christian Churches.
7 So by comparison, we will never judge, you know, 50
8 weeks of the year based on Christmas and Easter. We
9 just won't. It doesn't make sense to burden the
10 facility with the demands of two days a year. We
11 all recognize that in the industry.

12 I'm sure everybody at the board and I'm
13 sure everybody in the audience recognizes that, but
14 what we're saying that, in anticipation of that type
15 of occupancy of the building, the owner will simply
16 rent a hall someplace else.

17 MR. MOENCH: Of course, we'll have
18 something from the -- from your organization to
19 answer those questions. I certainly know that when
20 there are those big -- if any organization is going
21 to build a house of worship, they presumably want to
22 have their big ceremonies at their new house of
23 worship rather than renting out a facility.

24 I want to make sure that we have
25 adequately prepared for parking because we've heard

1 have -- part of my packet has a chart showing
2 activity and estimated attendees, estimated parking,
3 and it shows at least twice a year for certain
4 prayers estimated attendees of 500 people. The
5 numbers you gave me would show that the occupancy of
6 the building is less than -- would only hold less
7 than 500 people. Can you explain those numbers?

8 MR. FINELLI: Yeah. The numbers were
9 generated by -- Al Falah generated all of the
10 occupancy numbers based on the projections of where
11 they would like to see their congregation grow and
12 develop. They have -- in years past, they have
13 rented this very hall, and on occasion for those
14 two -- those two seasonal ceremonies, they will rent
15 a facility elsewhere.

16 So if we are at that same situation,
17 same circumstance, they will use another facility.
18 So the occupancy in this building will be posted and
19 limited to 437.

20 MR. MOENCH: Because one of the
21 concerns that I know I've heard and that we've heard
22 tonight is just making sure that what we're
23 anticipating is going to be the occupancy of the
24 building or the use of the building is not being
25 underestimated. I'm showing two numbers showing it

1 testimony, we've heard concerns about parking on the
2 roadway and making sure that we have adequate
3 parking spaces.

4 Have you observed or reviewed other
5 mosques in terms of their usage, their -- not
6 structure from an esthetics standpoint, but from a
7 utility standpoint and their spaces compared to
8 usage and how it compares to this?

9 MR. FINELLI: Yeah. We visited six or
10 seven mosques in New Jersey when we began this
11 exercise, and I believe -- I believe only one of
12 them -- two of them, only two of them were actually
13 built new from the ground up where you would get
14 your say about everything, about how big the space
15 was and everything else. The others were all
16 renovations or alterations of existing buildings.

17 So the program that this building
18 depicts is a pretty universal program. The highest
19 and most intense use is prayer space. The prayer
20 times at the facilities that I visited where the
21 congregation was -- you know, some were larger, some
22 were smaller. The midday prayer times were anywhere
23 from five people to maybe 25 or 30 people really
24 tops.

25 The other spaces are all based on

<p style="text-align: right;">Page 125</p> <p>1 accommodating those uses. So the restroom spaces 2 are based on the maximum occupancy. The other 3 services, the multi-service spaces, the daycare 4 spaces, those are very typical uses in every one of 5 the other facilities that I visited. Sometimes if 6 they -- you know, they weren't all one-story 7 buildings. So you had a different sense of 8 connectedness with -- you know, with the main space. 9 So it didn't seem sometimes like you were in a house 10 of worship, but, primarily, I would say that there 11 is -- that there is just about everything in this 12 facility that we would expect out of a community 13 center that is primarily serving as a house of 14 worship. 15 MR. MOENCH: With the proposal to use 16 the facilities both as a house of worship and a 17 daycare center, have you reviewed any additional 18 code requirements that may be different, whether 19 they be from Bridgewater or the state, with regard 20 to security, fire, any other materials, that type of 21 thing that might be applicable to a daycare center 22 that may not be applicable to a house of worship and 23 you can factor those into the plans? 24 MR. FINELLI: We did, and none of them 25 are zoning. They're all construction. So when we</p>	<p style="text-align: right;">Page 127</p> <p>1 impact the use of the property? 2 MR. FINELLI: Aside from the design 3 aspect I spoke about initially, we're going to look 4 at this really in two ways. 5 To separate out the daycare question, 6 we would anticipate that the daycare -- the use of 7 the daycare rooms would not interfere with or really 8 commingle in the corridors with the worship space. 9 So we want to provide primary and secondary means of 10 egress at minimum to the daycare spaces. So we have 11 our primary ingress/egress. We have straight shot 12 corridors. Our exit signs will be visible at all 13 times. We have a primary and secondary. 14 We also have another means of egress 15 here and another means of egress here. So we have 16 no issues at all with travel distance for very young 17 children or for very old people. We are limited in 18 the amount of time it would take to evacuate a 19 daycare. 20 Now, we usually think of daycare in 21 terms of little kids. We are also using the same 22 requirements if there are seniors. So we have time 23 limitations for means of egress. So we have really 24 the one, two, three, four means of egress from those 25 daycare spaces, those potential daycare spaces.</p>
<p style="text-align: right;">Page 126</p> <p>1 get to the point of filing for construction permits, 2 those will all be accommodated. Part of the daycare 3 permit is a licensing protocol through the state, 4 and that has very little to do with construction, 5 but it does govern -- based on the age of the child, 6 it governs accessibility issues, distance traveled 7 from those rooms to points of egress, fire 8 suppression systems. You know, if they're very 9 young children, even the heights of the light 10 switches in the restroom facilities. 11 MR. MOENCH: How many total points of 12 egress do you have proposed on the building? 13 MR. FINELLI: Let's see. We have -- 14 we'll start here, and we'll just go clockwise. One, 15 two, three, four, five, six, seven, eight, nine, 10, 16 11. Eleven points of ingress/egress. 17 MR. MOENCH: What's the reason for that 18 many points of ingress in and out of the building? 19 My question is also related to security 20 concerns. If you have multiple places of entering 21 the building, it's more places that -- when you have 22 a daycare center, there's also concerns about folks 23 leaving the building and why would they need 11 24 different places to exit the building, where are 25 they going on the property and how is that going to</p>	<p style="text-align: right;">Page 128</p> <p>1 In the worship space, the building code 2 looks at assembly and especially a house of worship 3 assembly for the primary means of egress. The 4 secondary means of egress in a worship of facility 5 have to handle at least two-thirds of the total 6 occupancy. So that's not the same in a facility 7 like this. 8 We have different -- different ratios. 9 So egress widths are calculated, you know, so many 10 inches per occupant. It has to be how wide the 11 doors have to tally up to. It's affected by length 12 of travel. It's affected by suppression system, if 13 there is one or if there is not one. 14 So, generally speaking, we have a 15 primary ingress/egress through the main door, 16 through the foyer. That's our primary means of 17 egress. Our secondary and tertiary means of 18 egress -- and, again, at the same time, we are 19 required to make them as remote as possible. 20 There's a little bit of discretion there, but you 21 certainly can't have the primary means of egress 22 here and then, you know, just a few feet away that 23 secondary means of egress. It just doesn't make 24 common sense. The code recognizes that. 25 So we have our primary here at the</p>

1 entrance of the building and, really, our secondary
 2 means of egress are right here, these two sets of
 3 double doors that go directly out to the parking
 4 lot. That's really what we're talking about. I
 5 think we talked about 11. If I look at mostly
 6 what's accessible, there's two sets of double doors
 7 to the parking lot. One set of double doors out to
 8 the front.
 9 This set of doors here is really -- I
 10 would anticipate that really being used as a service
 11 entrance for caterers if and when the times occur.
 12 So I wouldn't really count that. So we have
 13 separated our means of egress from the assembly use,
 14 and we have provided more than what the code
 15 requires us to have.
 16 MR. MOENCH: I think that's all my
 17 questions for this evening. I may have more
 18 tomorrow.
 19 MR. FINELLI: Sure. Tune in tomorrow,
 20 same channel.
 21 CHAIRMAN RUSAK: What we'd like to do
 22 now is probably, if you can hold your questions for
 23 tomorrow, we'll adjourn, and we'll open up with
 24 questioning this witness tomorrow. Same time, same
 25 place, 7 p.m.

1 Thank you for your attendance and have
 2 a good evening.
 3 (Proceedings conclude at 10:14 p.m.)
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1 CERTIFICATE OF OFFICER

2
 3
 4 I CERTIFY that the foregoing is a true
 5 and accurate transcript of the testimony and
 6 proceedings as reported stenographically by me at
 7 the time, place and on the date as hereinbefore set
 8 forth.

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

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