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TOWNSHIP OF MARLBORO ZONING BOARD
COUNTY OF MONMOUTH - STATE OF NEW JERSEY

REGULAR MEETING

RE:

HINDU AMERICAN TEMPLE AND CULTURAL CENTER, INC.
BLOCK 147, LOTS 15.011 AND 17.01
LC ZONE - TEXAS ROAD AND WOOLEYTOWN ROAD

APPLICATION NO. Z.B. 24-6845A

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN
WITH USE AND BULK VARIANCES

MUNICIPAL BUILDING - COUNCIL CHAMBERS
1979 TOWNSHIP DRIVE
MARLBORO, NEW JERSEY 07746

- - -

TUESDAY, FEBRUARY 24, 2026

7:30 P.M.

- - -

TRANSCRIPT OF PROCEEDINGS

PUBLIC HEARING

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1 BOARD MEMBERS:

2 JOANN DENTON, Chairwoman
3 DOMINIC FORCELLATI
4 CRAIG MCGRAW, Vice-Chairman (Absent)
5 ROBERT RENNA
6 ALON SALON (Absent)
7 MICHAEL SHAPIRO (Absent)
8 NEETA TYAGI

9
10 ALTERNATE BOARD MEMBERS:

11
12 STEVEN STRIEFFLER, Alternate No. 1
13 MARIA CETTA, Alternate No. 2 (Absent)

14
15
16
17 BOARD CONSULTANTS AND STAFF PRESENT:

18 WILLIAM JOHNSON, ESQUIRE, Board Attorney
19 Weiner Law Group
20 LAURA NEUMANN, P.E., P.P., Board Engineer & Planner
21 CME Associates
22 KEVIN CHEN, P.E., PTOE, Board Traffic Engineer
23 CME Associates
24 SUZANNE RUBINSTEIN, Land Use Administrator
25 Township of Marlboro

APPEARANCES OF COUNSEL:

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--Counsel for the Applicant

INDEXWITNESSES

PAGE

JAYESH PATEL, P.E. Crest Engineering Associates, Inc.	10
NEHAL JHAVERI, RA, NCARB. NJ Architecture, LLC	22
JOHN REA, P.E. McDonough & Rea Associates	38
JAMES W. HIGGINS, P.P., AICP James W. Higgins, Associates	51

PUBLIC QUESTIONS AND/OR COMMENTS:NAMEADDRESSPAGE

None.

E X H I B I T S

<u>No.</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
A-32	Aerial existing display	11
A-33	Overall site display	12
A-34	Site Display Area P and Area A	14
A-35	Site Display Area O	16
A-36	Staff Residence Quarters, 4 sheets	29
A-37	Plans & Elevations for car pooja garage	32

1 (The Board conducts its regular
2 business and other agenda matters not
3 transcribed as part of this record.)
4

5 (The application is called at 8:12 p.m.)
6

7 ATTORNEY PAPE: Good evening, Madam
8 Chair, members of the board, board professionals and
9 public. My name is Kenneth Pape. I'm with the firm
10 of Heilbrunn Pape, and it is my continued
11 responsibility and privilege to represent the Hindu
12 American Temple Cultural Center before you.

13 Before we begin a substantive
14 presentation, we delivered our notices to your
15 secretary in advance. If you could confirm the
16 notices are adequate and the board has jurisdiction?

17 ATTORNEY JOHNSON: I can confirm that.

18 ATTORNEY PAPE: Thank you.

19 Madam Chair, we were reviewing our
20 notes and realized that this is the 31st year after
21 the first time that I had the privilege of appearing
22 before this board on behalf of this house of
23 worship.

24 This house of worship began their
25 journey in Marlboro Township in 1995. I think we

1 have been before the board a total of seven times as
2 their congregation of devotees has grown, and as
3 they have constantly responded by providing
4 additional services.

5 There's the main service is the house
6 of worship. There are also educational facilities
7 and cultural facilities on the property. And the
8 goal this evening is to introduce three new
9 buildings.

10 There's a residence for the workers who
11 are permanently associated with the facility. That
12 is for both the secular and religious personnel.

13 There is a second -- I'm going to call
14 it a Sunday school. It is a school for the children
15 for religious instruction, primarily late afternoon
16 or on Sundays.

17 And there's also a building called a
18 car pooja. A car pooja is a shelter under which the
19 priest blesses new cars. And that car pooja is a
20 canopy that would be in the parking lot.

21 We intend to present the application to
22 you succinctly through the testimony of four
23 witnesses.

24 Jay Patel prepared the site plan. The
25 site plan is very much like site plans that this

1 board has seen over the years. The new structures
2 are drawn on that site plan.

3 This is a 37-plus-acre campus and we're
4 talking about two buildings that have a footprint
5 of, I think, a total of less than 20,000 square
6 feet.

7 The second witness who will present
8 testimony is Nehal Jhaveri. He is the architect
9 responsible for the very handsome buildings that
10 will be introduced on the campus.

11 It's interesting to note that they're
12 very handsome buildings, but they're not intended to
13 be the dominant or focal buildings; that is the
14 temple itself. These are intended to be support
15 buildings, attractive and compatible, but not
16 competing with the beauty of the main building.

17 Our third witness is Mr. John Rea, who
18 is a traffic expert. He'll identify the fact that
19 we're not increasing the intensity of the use. All
20 of the uses that we're introducing new buildings for
21 are uses that currently exist on the site.

22 And, lastly, because we are a d(2)
23 variance we will introduce Mr. Higgins. And it's
24 worth noting that Mr. Higgins has been with us
25 almost that entire duration. He has been part of

1 the evolution of this facility and is most competent
2 to make the necessary presentation.

3 I am compelled to acknowledge that
4 you're a board of five this evening, and a board of
5 five for an application that is d(2) where five are
6 required, we reserve the right at the conclusion of
7 the direct presentation to either carry to another
8 date, or, if the board would allow, a polling, we
9 would like to just in advance discuss that with you.

10 CHAIRWOMAN DENTON: Well, we can't
11 poll the Board, but we could -- the board could go
12 into workshop and then you can get an indication as
13 to whether you do request to carry or if you would
14 like us to vote.

15 ATTORNEY PAPE: Madam Chair, I think
16 that that would be fine. That would be fine. And I
17 appreciate that courtesy.

18 With your permission we'll go right to
19 the first witness, Mr. Jay Patel, and have him
20 sworn, share his credentials with you, and present
21 his four exhibits.

22

23 JAYESH PATEL, P.E., sworn by the Board Attorney,
24 testified as follows:

25

1 ATTORNEY JOHNSON: Please state your
2 name and spell your last name.

3 THE WITNESS: Sure. Jayesh Patel,
4 P-A-T-E-L.

5 ATTORNEY JOHNSON: And who are you a
6 affiliated with?

7 THE WITNESS: I am affiliated with
8 Crest Engineering. I'm one of the principals there.
9 And I have a professional engineer, as well as
10 professional planner's license, State of New Jersey.

11

12 DIRECT EXAMINATION

13

14 ATTORNEY PAPE: Mr. Patel, are the
15 plans that you're about to present plans that you
16 prepared?

17 THE WITNESS: Yes, I have.

18 ATTORNEY PAPE: And is your license --
19 are your licenses in good standing on this date?

20 THE WITNESS: That is correct.

21 ATTORNEY PAPE: Madam Chair,
22 Mr. Patel's testimony will be as a professional
23 engineer, and I'd ask that you accept him in that
24 capacity.

25 CHAIRWOMAN DENTON: Yes, we will.

1 Thank you.

2 ATTORNEY PAPE: Thank you.

3

4 DIRECT EXAMINATION

5

6 ATTORNEY PAPE: Mr. Patel, if you
7 would introduce the four exhibits that you have
8 prepared for your testimony.

9 THE WITNESS: Sure.

10 ATTORNEY JOHNSON: Now, are these part
11 of the package?

12 Have these already been submitted?

13 THE WITNESS: No, we have not. I can
14 mark Exhibit A --

15 ATTORNEY JOHNSON: I think you're
16 A-32.

17 THE WITNESS: A-32?

18 ADMINISTRATOR RUBINSTEIN: And what is
19 that called?

20 ATTORNEY PAPE: It's an aerial
21 photograph that is entitled "Aerial Existing
22 Display."

23

24 (Exhibit A-32 was marked for
25 identification.)

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ATTORNEY PAPE: A-32 is an aerial
photograph of the --

THE WITNESS: Existing condition.

So what we have is the aerial showing
two existing lots. One is Lot 17.01, Block 147.
And the second one is Lot 15.011, Block 147.

This shows the two lots which the
applicant owns. Both lots have frontages -- two
lots have frontage on Texas Road. Lot 17.01 has a
frontage on Wooleytown Road.

ATTORNEY PAPE: Could we go to your
second exhibit.

THE WITNESS: Site is in the LC Zone.

ATTORNEY JOHNSON: So that's A-33?

ATTORNEY PAPE: It's A-33.

THE WITNESS: This is A-33.

ATTORNEY PAPE: And read the title,
please.

THE WITNESS: The title is Area
Overall Site Display. This display shows what is
proposed in the highlighted areas.

(Exhibit A-33 was marked for
identification.)

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THE WITNESS: So there are three areas of improvements proposed, one is called Area P, where the two-story building is proposed with the parking lot, stormwater facility, landscaping and lighting.

The second one is an Area O, which is the two-story staff quarters building, which is -- has landscaping and underground stormwater system. There is no parking or any additional improvements proposed other than connecting to the existing utilities and sidewalk necessary for the exits and access to the parking lot.

ATTORNEY PAPE: And the third?

THE WITNESS: And the third one is an existing three-car spaces, which is right at the loop access drive around the temple. These three spaces are being utilized currently for car pooja, which is the -- when the devotees or public, any person buys a new car, they bring to the site and have some religious ceremony done on the car by the priest.

CHAIRWOMAN DENTON: I wish I knew that, sir.

THE WITNESS: What is that?

1 CHAIRWOMAN DENTON: I have a car, I
2 would have liked to...

3 THE WITNESS: Sure, you can bring the
4 car over there.

5 So those three cars are currently
6 spaces. Does not have any roof cover or anything.
7 In the first weather condition, the priest, who
8 walks from the priest quarter, all the devotees, may
9 feel the element of the weather. And the Hindu
10 American Temple would like to build a roof over the
11 existing parking spaces.

12 ATTORNEY PAPE: I'm going to ask if
13 you could introduce your third exhibit.

14 THE WITNESS: So if I can introduce
15 the third exhibit, which now details the detail area
16 showing the display of the school, proposed school
17 improvement areas. This is called Site Display Area
18 P and Area A.

19 This is an Exhibit A-34.

20

21 (Exhibit A-34 was marked for
22 identification.)

23

24 ATTORNEY PAPE: And if you could in a
25 summary fashion, there's a parking lot, there's a

1 school building, which Mr. Jhaveri will describe
2 more completely, but there's, I think, some
3 landscaping and lighting?

4 THE WITNESS: Correct.

5 ATTORNEY PAPE: Just give us a summary
6 of what you're doing.

7 THE WITNESS: So the proposed school
8 building is located on the north of -- west side of
9 the existing parking lot, which is the light gray
10 area is shown. All the landscaping and the
11 utilities exist within this area.

12 The proposed parking lot is going to be
13 connected to the existing parking lot. 96 parking
14 spaces are proposed, along with the six pervious
15 pavement areas. And lighting and landscaping are
16 shown around the parking lot, as well as the
17 building.

18 The stormwater will be -- water quality
19 and groundwater recharge to be met by the pervious
20 pavement area within the parking lot. Additional
21 water quantity to be met by the proposed extended
22 detention basin shown in the light green area.

23 ATTORNEY PAPE: Jay, I know that
24 Ms. Neumann has reviewed this plan and has given
25 technical comments to you.

1 Can you confirm with the board that you
2 are familiar with the technical requirements, that
3 you can and will meet those requirements?

4 THE WITNESS: Yes, I have reviewed all
5 the comments. And we had a TSA meeting probably 10
6 days ago and we discussed in detail, and I am
7 confident we can address those comments.

8 ATTORNEY PAPE: Take us to the next
9 exhibit, please.

10 THE WITNESS: Before I go to the next
11 exhibit I have also on the same exhibit shown that
12 Area A, which shows the three parking spaces, which
13 will have the roof cover.

14 It doesn't have any stormwater or any
15 additional improvements proposed for that area.
16 It's just a structure and a roof from the side.

17 ATTORNEY PAPE: So this is A-35?

18 THE WITNESS: This is A-35.

19 ATTORNEY PAPE: Title?

20 THE WITNESS: And the title is Site
21 Display for Area O.

22
23 (Exhibit A-35 was marked for
24 identification.)
25

1 THE WITNESS: Area O we have identified
2 for the proposed staff residence quarters.

3 This building will have two-story with
4 four units on each story. This is located along the
5 southwest side of the existing temple, and the west
6 side of the priest quarter building. It's located
7 on the south side of the existing parking spaces.

8 This building has improvements
9 including sidewalk, landscaping, and the underground
10 chambers in the form of providing stormwater,
11 groundwater recharge and the quantity cut max.

12 Since there is no other motor vehicles
13 spaces are provided, the water quality is not
14 required for the roof -- for the building.

15 ATTORNEY PAPE: And again, in the
16 staff report generated by Ms. Neumann there are
17 comments with regard to the improvements associated
18 with the staff residence. Again, would you confirm
19 that you're familiar with those and that you will
20 meet the requirements of Ms. Neumann?

21 THE WITNESS: That is correct, we will
22 meet those requirements in the report.

23 ATTORNEY PAPE: My last question is
24 this is -- we're calling this "the staff residence."
25 This is for both religious and secular support

1 staff?

2 THE WITNESS: Correct. Right.

3 One thing to note that there is an
4 existing cow barn building that is located in this
5 area, which will be removed and that particular use
6 is being relocated under the previous approval on
7 the site.

8 ATTORNEY PAPE: When we were last
9 before you we asked for permission to relocate the
10 cow barn. That was the last approval granted, and
11 it's under construction.

12 When that cow barn is complete this cow
13 barn will come down and then this could commence if
14 we have your blessing.

15 I think that's the presentation of the
16 three buildings.

17 Is there anything further?

18 THE WITNESS: Yes. So with this
19 application we are also asking for a use variance as
20 well as some bulk variances, which will be -- the
21 testimony will be provided by the planner.

22 ATTORNEY PAPE: Correct.

23 THE WITNESS: Thank you.

24 ATTORNEY PAPE: That is the
25 presentation. I would ask if there's anything that

1 Ms. Neumann feels Mr. Patel left off before we go to
2 our next witness.

3 ENGINEER NEUMANN: So just, I don't
4 know that it's you, but just confirmation on the
5 record that the parking is adequate to serve the
6 uses on the site, that's correct?

7 ATTORNEY PAPE: I think that we are
8 creating a surplus parking so that we don't have any
9 problems in the future. Mr. Rea could go over the
10 parking when he testifies.

11 ENGINEER NEUMANN: And the site will
12 be compliant with EV charging requirements?

13 THE WITNESS: Correct, yes. We are
14 proposing three EV parking spaces.

15 ENGINEER NEUMANN: And signage, do you
16 anticipate any changes?

17 THE WITNESS: There are no proposed
18 signage for this particular building improvements.

19 ENGINEER NEUMANN: Any need for any
20 additional trash or recyclable?

21 THE WITNESS: The trash and
22 recyclables for the school building has been
23 provided. And this is going to be right in this
24 area where the trash truck can just pull in and pick
25 up the trash.

1 CHAIRWOMAN DENTON: For the record,
2 we're calling it a school building but it's for
3 classes --

4 THE WITNESS: It's for Sunday school.

5 CHAIRWOMAN DENTON: -- that are at
6 night.

7 ATTORNEY PAPE: Weekends.

8 THE WITNESS: Weekends.

9 ENGINEER NEUMANN: When are they; when
10 are the classes?

11 THE WITNESS: The classes are mostly
12 on weekends.

13 ATTORNEY PAPE: And late afternoons.
14 It's religious instruction for the children. This
15 is not a secular school.

16 ENGINEER NEUMANN: And will the lots
17 be consolidated?

18 ATTORNEY PAPE: Yes.

19 THE WITNESS: Yes.

20 ATTORNEY PAPE: We consolidated --
21 there were three lots in total. Two were
22 consolidated at the request of the board the last
23 time. And now that we are -- this parking facility
24 is on the third lot, we would consolidate that so
25 it's just one.

1 ENGINEER NEUMANN: And the second will
2 remain compliant with the town standards and
3 conformance?

4 THE WITNESS: Correct.

5 ATTORNEY PAPE: Yes.

6 ENGINEER NEUMANN: And no new
7 improvements will be required along the property
8 frontages?

9 ATTORNEY PAPE: That's correct.

10 ENGINEER NEUMANN: That's all I have
11 for this witness.

12 ATTORNEY JOHNSON: Is someone going to
13 testify that the residents are directly associated
14 with both the school and the temple?

15 THE WITNESS: Yes, somebody will.

16 ATTORNEY PAPE: Sure.

17 In fact, I could proffer. There is an
18 existing residence on the property that will
19 continue, and currently there are members of the --
20 there are members of the staff that are residing in
21 that, and those members will continue to reside in
22 that building.

23 ATTORNEY JOHNSON: So it's not open to
24 the public?

25 ATTORNEY PAPE: No, it's not. It is

1 for the staff. They're not employees. It's the
2 staff that services the religious and cultural
3 community.

4 With your permission we'll go to
5 Mr. Jhaveri to present the architecture of the
6 building.

7 Acceptable, Madam Chair?

8 Yes? Thank you.

9 Thank you, Mr. Patel.

10 And I had the privilege of working with
11 Mr. Jhaveri before this board on the last
12 application. He has designed more than one building
13 that is on this campus.

14 We will take a moment to have him sworn
15 in and share his credentials with you before he
16 presents his buildings.

17 ATTORNEY JOHNSON: Raise your right
18 hand, please.

19

20 NEHAL JHAVERI, RA, NCARB, having been first duly
21 sworn by the Board Attorney, testified as follows:

22

23 ATTORNEY JOHNSON: State your name and
24 spell your last name, please.

25 THE WITNESS: Yeah. My first name is

1 Nehal, last name is Jhaveri, J-H-A-V-E-R-I.

2

3

DIRECT EXAMINATION

4

5

ATTORNEY PAPE: Would you take a
6 moment to share your professional and educational
7 background with the board.

8

THE WITNESS: Absolutely.

9

ENGINEER NEUMANN: Could you just stay
10 on the microphone, please.

11

ADMINISTRATOR RUBINSTEIN: You could
12 move it back.

13

THE WITNESS: I'm going to go back
14 here, so that's all right.

15

I have Bachelor's degree in
16 architecture and master's in urban design from Pratt
17 Institute in Brooklyn. I have licenses in seven --
18 eight states. And I have been a practicing
19 architect in the State of New Jersey since 2009.

20

CHAIRWOMAN DENTON: And you have
21 appeared before this board before?

22

THE WITNESS: I did, yeah. Couple of
23 times.

24

CHAIRWOMAN DENTON: We accept your
25 credentials.

1 THE WITNESS: Thank you very much.

2 ATTORNEY PAPE: Credentials, your
3 licenses on this date, February 24th, are in good
4 standing in New Jersey?

5 THE WITNESS: Yes, absolutely. Thank
6 you.

7 ATTORNEY PAPE: Thank you. If you
8 could identify the boards from which you will
9 testify and take us through the building's
10 architecture and brief description of the
11 footprints.

12 THE WITNESS: Absolutely.

13 So we have three accessory buildings.
14 We have three accessory buildings, the uses of which
15 are pretty much currently on-site right now, and
16 they are in one or the other form. One of which is
17 going to be the Sunday school building, which is
18 this.

19 (Indicating on the plan.)

20 THE WITNESS: It houses a literature
21 library and assembly hall, support activities, and
22 10 classrooms with about 10 to 12 students per
23 class. Again, this is a Sunday school or evening
24 school.

25 Two-story structure of about

1 9,900 square feet. It's finished with stucco or the
2 exterior stone and fiber cement siding.

3 This is designed to fulfill functional
4 requirement of the temple programs of Sunday school.

5 And it, you will see in the elevations,
6 what we also wanted to try and show is the
7 progressive nature of the house of worship and what
8 they believe in.

9 So it is a little bit on the modern
10 side than just your regular shed building or
11 something that is pretty much there on rest of the
12 site.

13 So I'm going to walk you through.

14 ATTORNEY PAPE: So this floor plan
15 that's marked as A-1, this is part of the submission
16 materials?

17 THE WITNESS: Yes.

18 ATTORNEY PAPE: So I don't think we
19 need to go any further describing it.

20 ATTORNEY JOHNSON: No, no. It's part
21 of the package.

22 ADMINISTRATOR RUBINSTEIN: It is.

23 ATTORNEY PAPE: Right.

24 Could we look at the elevations of this
25 building?

1 THE WITNESS: Sure. They were also
2 provided earlier.

3 This is the front of the building where
4 you have a small porte cochere, a canopy with a
5 small entrance, and one mass that projects out which
6 is covered in stone and cement siding. Rest of the
7 area is pretty much EIFS or stucco. And there are
8 lots of windows, they're bringing in light to the
9 classrooms.

10 These are pretty much all the
11 classrooms up there. And these are stair towers on
12 either side.

13 It is pretty much a balanced structure.
14 That is what we tried to create and not necessarily
15 an overpowering structure all together.

16 This is the rear side of the building.
17 Again, almost mirror image of the front also in
18 terms of the materials and the placement of, you
19 know, some of the masses that we have.

20 We have a covered porch in the back.
21 We have this library and classrooms coming out which
22 are covered in stone. And all around here is the
23 EIFS or stucco along with the fiber cement sidings
24 on either end.

25 This pretty much, you know, takes care

1 of a lot of modern materials that are there in a
2 reasonable way.

3 ENGINEER NEUMANN: So this is the
4 original. Is this sign -- is that signage going to
5 be provided on the building?

6 THE WITNESS: That's on top of the
7 building. It's nothing...

8 ENGINEER NEUMANN: So you do have a
9 facade signage?

10 ATTORNEY PAPE: Is there a sign?

11 THE WITNESS: I think we had talked
12 about it. I'm sorry, if I may?

13 ENGINEER NEUMANN: Yes.

14 THE WITNESS: Right, it was the name
15 of the -- it's about 13 feet by 2 feet.

16 ENGINEER NEUMANN: Okay.

17 ATTORNEY PAPE: You heard my opening
18 remarks that these buildings are intended to be
19 attractive and support the main temple, but not be
20 overpowering.

21 Could you, as an architect, put that in
22 your words?

23 THE WITNESS: Oh, boy. You put it
24 very nicely, so I don't know if I need to.

25 Again, you know, we wanted to show a

1 little bit of a progressive, modern structure, and
2 yet not overpowering in terms of height or very
3 fancy modern materials that, you know, basically
4 attracts all the attention to that.

5 So it is more or less what you may see
6 around your houses or residential buildings, more or
7 less stucco, stone, sidings, things along that line.
8 So we wanted to bring that also in that.

9 ATTORNEY PAPE: Could we go to the
10 second building?

11 THE WITNESS: Sure.

12 ATTORNEY PAPE: Again, these are plans
13 from the plan set.

14 THE WITNESS: Should I go to the
15 elevations?

16 ATTORNEY PAPE: We could do the floor
17 plans. The same procedure.

18 ATTORNEY JOHNSON: They were submitted
19 as part of the application?

20 ADMINISTRATOR RUBINSTEIN: Yes.
21 They're part of 28.

22 ATTORNEY JOHNSON: They were marked
23 28?

24 ADMINISTRATOR RUBINSTEIN: A-28, I
25 believe. Yeah, A-28.

1 ATTORNEY PAPE: May we continue?

2 THE WITNESS: You don't have them?

3 ATTORNEY JOHNSON: We don't see them.

4 ENGINEER NEUMANN: Our A-28 is four
5 sheets and the four sheets are all the Sunday
6 school.

7 THE WITNESS: Oh.

8 ATTORNEY PAPE: Well, perhaps we
9 should --

10 ATTORNEY JOHNSON: Mark these starting
11 with A-36.

12 ATTORNEY PAPE: -- we'll mark this one
13 then as A-36, and read the title block, and then
14 we'll continue.

15 THE WITNESS: Sorry about that.

16 ATTORNEY JOHNSON: How many sheets is
17 that?

18 THE WITNESS: Four. Yes. A-36?

19 ATTORNEY PAPE: A-36.

20 THE WITNESS: Okay.

21

22 (Exhibit A-36 was marked for
23 identification.)

24

25 THE WITNESS: Sorry about that. I

1 don't have any handouts to give, but I'll just
2 explain the plan.

3 This is a staff residence as our
4 engineer said. It's pretty much right next to the
5 existing residences that are there. It's more of an
6 overflow here. Similar, people are living somewhere
7 else on the property also, so they are the ones who
8 are going to be using.

9 Four apartments on each floor. Eight
10 apartments. Roughly about 11,000-square-feet
11 building all together. And the first and second
12 floor are pretty much identical in a way. Each
13 apartment is a little modest in size, roughly about
14 1,100 square feet or so. Two-bedroom apartments,
15 all of them, with a kitchen and two bathrooms.

16 And the odd shape has to do with the
17 site restrictions that we have, and that's the
18 reason we have this little bit odd shape.

19 ATTORNEY PAPE: I think it's important
20 to make the note that these are a total of eight
21 apartments. These are not open to the public.
22 These are not for rent. These are for the religious
23 and secular staff who service the community.

24 THE WITNESS: That is correct.

25 Front elevation. The rear elevations.

1 Again, the front elevation is similar in nature and
2 style to the existing staff residence next to it.

3 Brick, siding. Those are the two
4 materials that we have employed here, along with the
5 roof asphalt shingles. Again, not very
6 overpowering, pretty much in line with the other
7 residences to the left over here.

8 (Indicating on the plan.)

9 THE WITNESS: Rear side, we wanted to
10 carry some of the architectural elements also on the
11 other side, too. So you have difference in sidings
12 here, the horizontal sidings and vertical sidings.

13 Again it's very simple, not
14 overpowering building. Pretty close to the house of
15 worship. That's the other thing that we didn't want
16 to overpower, you know, the main intention of this
17 whole site, which is the house of worship.

18 And these are the other side
19 elevations. Again fairly simple, residential
20 looking and residential materials. That is what we
21 have employed on those two side elevations.

22 ATTORNEY PAPE: I think we can go to
23 the third, car pooja. And if you could introduce
24 that structure and take just a few moments to share
25 how it would be used and how important it is to the

1 devotees.

2 THE WITNESS: This is actually one of
3 the most fascinating buildings, as Madam Chair said.

4 So in Hindu religion --

5 ATTORNEY JOHNSON: Just for the
6 record, I don't think we have --

7 ADMINISTRATOR RUBINSTEIN: We do not.
8 A-37.

9 ATTORNEY PAPE: Oh, okay. So A-37.

10 THE WITNESS: Has one page.

11 ADMINISTRATOR RUBINSTEIN: And what is
12 that called?

13 THE WITNESS: It's called "Plans and
14 Elevations for Car Pooja Garage."

15 ADMINISTRATOR RUBINSTEIN: Can you
16 spell that?

17 THE WITNESS: Car pooja, P-O-O-J-A,
18 garage.

19 ADMINISTRATOR RUBINSTEIN: Thank you.

20

21 (Exhibit A-37 was marked for
22 identification.)

23

24 THE WITNESS: Okay. Existing
25 three-car space that we have with asphalt, you know,

1 paving -- pavers, okay. And what was needed was to
2 cover them in case of inclement weather.

3 The devotees, they come there any time
4 they buy a new car to have it blessed by the priest
5 so that they don't get into accident and people are
6 safe in there. That's the intent. So again, main
7 purpose here is to serve the same thing that was
8 there and just cover it and protect priest and the
9 devotees from the weather. Again very simple
10 building, low roof.

11 The intent was not to again, overpower
12 it, being pretty close to the temple also. The
13 height is somewhere around 18 feet to the maximum,
14 and more like a carport that we would have in older
15 houses.

16 ATTORNEY PAPE: No walls; there's a
17 roof to protect the priest and devotees from the
18 weather?

19 THE WITNESS: That is correct, sir.

20 ATTORNEY PAPE: And I know that to
21 some and to me, to some this is most interesting and
22 news. This is a thousands of year tradition,
23 cultural element of the Hindu religion?

24 THE WITNESS: Absolutely. But back
25 then they didn't have cars, so they had carts, they

1 had chariots and all that. So anything that is
2 vehicle for anybody used to be worshiped to keep
3 them safe. So that's why now these days it's all
4 when you go there you probably see all the fellow
5 friends in Tesla. So mostly it's cars now.

6 And that's why it's called car pooja,
7 "pooja" is worship, prayer.

8 CHAIRWOMAN DENTON: Board members,
9 anyone have any questions for this architect?

10 Also I'm sorry, I would like to -- oh,
11 I didn't see you, sorry.

12 TRAFFIC ENGINEER CHEN: It's all
13 right. Sorry. Thank you, Madam Chairwoman.

14 I have a question with regard to the
15 classrooms. The classrooms and the students you
16 mentioned.

17 Do you know how many -- could you
18 clarify for the record how many classrooms are
19 proposed in the building?

20 ENGINEER NEUMANN: I believe, Kevin, I
21 don't want to cut you off, it's ten.

22 TRAFFIC ENGINEER CHEN: Okay.

23 ENGINEER NEUMANN: It's 10 to 12
24 students per classroom.

25 THE WITNESS: That is correct.

1 TRAFFIC ENGINEER CHEN: And I guess
2 the one -- the reason I -- the reason I ask is
3 because the ordinance is specific with regard to
4 students.

5 Do you happen to know whether these
6 students for the religious school are elementary,
7 intermediate or high school students?

8 ATTORNEY PAPE: All.

9 THE WITNESS: A mix of everything.
10 Because again, the learning doesn't start any time
11 or end any time, so they might enroll any time.

12 ATTORNEY PAPE: All of the above.

13 THE WITNESS: Would be all of the
14 above, right.

15 CHAIRWOMAN DENTON: All of the above,
16 okay.

17 THE WITNESS: Well, it's not like --
18 no one would be smaller than two-and-a-half or
19 something. That would be the state building code
20 also would jeopardize it.

21 CHAIRWOMAN DENTON: Okay. So some of
22 the students would be driving, others would be
23 dropped off?

24 THE WITNESS: I guess most of them
25 should be dropped off. Maybe high school students,

1 they may drive.

2 Again that's something currently what
3 they have. They also have -- they still have this,
4 they have this program right now also in other
5 building, but that's what we are consolidating.

6 CHAIRWOMAN DENTON: Okay. It's in one
7 of the other buildings?

8 THE WITNESS: That is correct.

9 CHAIRWOMAN DENTON: Okay. But you
10 want a dedicated building just to be able to have
11 classes?

12 THE WITNESS: Right.

13 CHAIRWOMAN DENTON: I apologize. I'm
14 sorry, Kevin, did you have anything else?

15 TRAFFIC ENGINEER CHEN: I guess one
16 other question is for the classroom, is it -- is it
17 like one person? Like for these classrooms, is it
18 like one person, like a staff member in this
19 classroom?

20 THE WITNESS: So a staff member is
21 person like me and you teaching our kids on Sundays,
22 right. So we have volunteers that are going to be
23 there. So not necessarily staff will be hired.

24 TRAFFIC ENGINEER CHEN: Like I'm
25 trying to get -- I'm trying to get like do you

1 anticipate like one to two of the staff members per
2 classroom or do you anticipate --

3 ENGINEER NEUMANN: Kevin, are you on
4 this for parking?

5 TRAFFIC ENGINEER CHEN: Yeah.

6 ENGINEER NEUMANN: I just think we
7 should let maybe the traffic engineer testify to the
8 adequacy of parking.

9 TRAFFIC ENGINEER CHEN: Very good.

10 ENGINEER NEUMANN: I understand you're
11 trying to get at the occupancy load of the building,
12 but considering it exists on the site, I think the
13 traffic engineer will be able to make an argument to
14 get to parking standards, which I think is what
15 you're driving at.

16 TRAFFIC ENGINEER CHEN: Fair enough.
17 I apologize for being too early.

18 THE WITNESS: Much appreciated. Thank
19 you.

20 TRAFFIC ENGINEER CHEN: Madam Chair, I
21 have no questions at this time.

22 CHAIRWOMAN DENTON: Do any members of
23 the public have any questions of the architect?

24 And I apologize because I had the
25 engineer sit down, but also Mr. Patel.

1 Anyone have a question or comment based
2 on their current testimonies?

3 (No response.)

4 CHAIRWOMAN DENTON: Seeing none, I
5 close public hearing.

6 ATTORNEY PAPE: Thank you.

7 With your permission, Madam Chair,
8 we'll go to Mr. Rea. Thank you.

9 Thank you, sir.

10 THE WITNESS: Thank you.

11 ATTORNEY PAPE: We'll have Mr. Rea
12 sworn and share his credentials.

13
14 JOHN REA, P.E. having been duly sworn by the Board
15 Attorney, testified as follows:

16
17 ATTORNEY JOHNSON: And if you can
18 state your name and spell your last name, please.

19 THE WITNESS: John Rea, R-E-A.

20

21 DIRECT EXAMINATION

22

23 ATTORNEY PAPE: Mr. Rea, please share
24 with the board your professional and educational
25 background.

1 THE WITNESS: I'm a licensed
2 professional engineer in the State of New Jersey.
3 My field of specialty is traffic engineering. I do
4 have a total of 50 years experience in the traffic
5 engineering field now.

6 Educationally, I have an undergraduate
7 degree in civil engineering from NJIT, and a
8 master's in transportation engineering from NYU.

9 And I have appeared before this board
10 and many others over the course of the last
11 40 years.

12 CHAIRWOMAN DENTON: We accept your
13 credentials, Mr. Rea.

14 THE WITNESS: Thank you.

15 ATTORNEY PAPE: Thank you.

16 And your license is in good standing
17 today?

18 THE WITNESS: Yes, it is.

19 ATTORNEY PAPE: Mr. Rea, I think that
20 the real focal point is the adequacy of parking.
21 And I say that because there's little or no
22 modification to the on-site circulation.

23 So I'm going to ask if you could focus
24 on the parking and the uses that the applicant is
25 presenting to the board this evening.

1 THE WITNESS: Okay. And I did ask
2 Mr. Patel for the full set of plans so I could read
3 the small type with respect to the parking
4 calculations.

5 And essentially what we have now is
6 given the buildings and the uses of the buildings
7 on-site, 306 parking spaces are required. And with
8 the additional parking that we are providing, which
9 is an additional 93 spaces, we are providing a total
10 of 486 total parking spaces. So we meet and exceed
11 the parking requirement.

12 It is my understanding -- and I have
13 had an opportunity to do work over the years for the
14 temple, other applications that have been before
15 this board and the planning board. And it has been
16 my experience that -- I understand there are some
17 events during the course of the year that generate
18 more parking than a typical Saturday or Sunday
19 school, a typical weekend operation would generate.

20 And this opportunity with the new
21 buildings that are being proposed also gave the
22 applicant an opportunity to expand the parking, to
23 pave some of the areas that people are currently
24 parking on the grass during these events, and that's
25 why the parking is being expanded with the

1 application.

2 It is not going to be necessary for a
3 typical weekend operation for the services and the
4 school, which will basically operate from 7:00 a.m.
5 to 7:00 p.m. but there are several events during the
6 course of the year which, as I understand it now,
7 they have to use some remote parking to shuttle
8 people onto the campus, and this will give the
9 applicant an opportunity to contain some of that
10 parking on the campus and hopefully not have to use
11 the shuttle services.

12 ATTORNEY PAPE: When we appeared
13 before the board the last two times we had
14 discussions about special events that take place
15 here and how when those special events take place
16 they use the grass and other portions of the
17 property for overflow parking. They did so with
18 assistance and controls. They also relied on some
19 of the neighboring properties to allow them to use
20 those for parking and bring the devotees to the site
21 by bus.

22 This was an opportunity. There was the
23 additional lands available. This was an opportunity
24 to increase the parking lot. And as Mr. Rea has
25 indicated, we're now something in the neighborhood

1 of 160 over what the ordinance would require, but
2 it's for those reasons that we're taking this
3 opportunity.

4 So is there anything about the parking
5 -- anything about the residential and/or the school
6 use that is going to intensify the use of the
7 parking on a regular basis?

8 THE WITNESS: No. It is my
9 understanding that the new buildings are being
10 constructed for efficiency of the operation on the
11 campus. These activities are already taking place
12 on Saturdays and Sundays.

13 And we did do a full Traffic Impact
14 Study, dated October 7th, 2025, we did conduct
15 traffic counts during the middle of the day on a
16 Saturday when services and the school were in
17 session. This was back in September of 2025. And
18 even though, as has been testified to, there is not
19 expected to be an increase in traffic as a result of
20 the new construction, just to make things more
21 efficient, in order to look at a worst-case scenario
22 I increased the traffic volumes at the site
23 driveways during peak hours by 50 percent, and I ran
24 what we call levels of service for the site
25 driveways.

1 There may be some new members on the
2 board who may or may not be familiar with traffic
3 testimony. Traffic engineers calculate how well
4 driveway or intersections will operate based on
5 something called a level of service, which is
6 related to the delay that motorists encounter
7 exiting the site and entering the main road.

8 And we've calculated a Level of Service
9 B, as in boy, which is a good level of service.
10 They generally range from A to F. "A" being the
11 highest or best attainable level of service, "F"
12 being the lowest.

13 Generally speaking anything, any
14 driveway or intersection that's operating at level
15 of service E or better is generally considered to be
16 acceptable. We're going to be at a B level of
17 service for the Saturday afternoon peak hour even
18 considering a 50 percent increase in traffic which
19 we don't expect, but like I said, I wanted to do a
20 worst-case analysis.

21 So the driveways will continue to
22 operate safely and efficiently as they have been in
23 the past in my estimation.

24 ATTORNEY PAPE: I have nothing further
25 of Mr. Rea. If Kevin or Ms. Neumann have any

1 questions, or the board have any questions, he is
2 available.

3 CHAIRWOMAN DENTON: Kevin?

4 TRAFFIC ENGINEER CHEN: Thank you.
5 Thank you, everyone.

6 Mr. Rea. I have a few questions with
7 regard, first, have you had a chance to review my
8 traffic review letter, dated December 11th?

9 THE WITNESS: I have.

10 TRAFFIC ENGINEER CHEN: Okay. I
11 referred to in the -- I referred to in the letter a
12 couple of traffic issues. One is that there was
13 some technical issues with regard to the analysis
14 where there was some data discrepancies. Would you
15 be willing to revise the traffic study as a
16 condition of approval?

17 THE WITNESS: Okay. Peak hours off by
18 15 minutes, things of that nature. Yes, we will.

19 TRAFFIC ENGINEER CHEN: Okay. One of
20 the other things I raised in the letter was the
21 intersection of the adjacent intersection of Texas
22 Road and Wooleytown. Would you be willing to
23 perform analysis with the data that you have for
24 that intersection?

25 THE WITNESS: We would have to

1 actually do new counts at the intersection,
2 Mr. Chen, but I think the applicant's willing to do
3 that and submit that information to you as a
4 condition.

5 In looking at the -- we counted traffic
6 volumes at the driveways on Wooleytown and Texas
7 Road, and looking at the volumes that are at the
8 driveways and backing up and taking a look at the
9 volumes that are coming through the intersection of
10 Wooleytown and Texas Road, we didn't see there being
11 a problem with levels of service there. But we can
12 do a count and we can provide you with that
13 analysis.

14 ENGINEER NEUMANN: So, Mr. Rea, I
15 would just defer to the board as to whether or not
16 -- I know Kevin's request is there -- whether or not
17 you feel that that's warranted.

18 What I could tell you is that they've
19 done the analysis that shows the level of service at
20 their driveways. If you feel that you want them to
21 go out and do the additional counts, there's no
22 expansion of the use, and it's really just to
23 provide dedicated space to increase efficiency on
24 the site. I wouldn't see where it's warranted.

25 Now if, in fact, there's starting to be

1 a creep, like all of a sudden it's not being
2 occupied and it is expanding, I think that would
3 prop the need for counts, but I would defer.

4 CHAIRWOMAN DENTON: I don't feel I
5 need counts. Any board members have any comments?

6 MEMBER FORCELLATI: There's access on
7 Texas Road and on Wooleytown?

8 THE WITNESS: Yes, two points of
9 access to the property.

10 CHAIRWOMAN DENTON: Are they both
11 always used or are some of the gates sometimes
12 closed?

13 THE WITNESS: They're open on
14 Saturdays and Sundays. I don't know about the rest
15 of the week.

16 CHAIRWOMAN DENTON: Both gates?

17 THE WITNESS: Yeah.

18 ATTORNEY PAPE: Anything further?

19 TRAFFIC ENGINEER CHEN: One further
20 question.

21 With regard to the parking, I notice on
22 the plans you mentioned the ITE -- or the plans
23 indicate the ITE standard. Reviewing the ordinance
24 there is a, there's a specific parking standard for
25 elementary middle and high school students.

1 Did you have a chance to review that
2 part? Because I have -- I was having -- there were
3 some difficulties with establishing the parking --

4 ENGINEER NEUMANN: So, Kevin, can you
5 just clarify, though, this isn't an elementary,
6 middle or a high school. I want to make sure that
7 the record is clear because, in fairness to the
8 team, I had the same confusion. I had the
9 opportunity to meet with them. This isn't a daily
10 school operation, it is strictly accessory to the
11 functions of the temple.

12 It's not a daily school. It's
13 literally -- and I think that was why the comparison
14 was given that it's typically done on a Sunday
15 school in conjunction with services.

16 So I just wanted to state that because
17 I had that confusion and I'm not sure if you had
18 that confusion, Kevin, but this isn't acting as an
19 elementary, middle or a high school. It is strictly
20 a religious school.

21 ATTORNEY PAPE: Think CCD.

22 CHAIRWOMAN DENTON: Religious
23 instruction.

24 THE WITNESS: Yeah.

25 ATTORNEY PAPE: Think CCD.

1 THE WITNESS: The overwhelming
2 majority of the students that will be in the
3 building already have parents that are going to be
4 at the site worshipping.

5 ATTORNEY PAPE: Yeah.

6 TRAFFIC ENGINEER CHEN: Thank you for
7 that clarification.

8 I guess the last question I have is
9 with regards to the parking, not the overall number
10 of parking, but with regards to ADA parking.

11 I noted in my report that there were --
12 that the proposed -- the proposed parking increase
13 required four ADA parking spaces, and one of the
14 site plans, because there was an ADA EV space, can't
15 be counted as ADA.

16 Would your client be willing to --

17 ATTORNEY PAPE: Yes.

18 THE WITNESS: Yes.

19 And Mr. Patel's plans indicate -- I
20 think, if I'm reading this correctly -- there are 14
21 regular ADA spaces provided, but if we need to
22 provide more, we will.

23 TRAFFIC ENGINEER CHEN: I have no
24 further questions.

25 CHAIRWOMAN DENTON: Thank you.

1 Board members, anyone? No questions?

2 (No response.)

3 CHAIRWOMAN DENTON: Okay, I would like
4 to open it up to the public.

5 Does anyone have questions?

6 MEMBER TYAGI: I have one.

7 CHAIRWOMAN DENTON: I'm sorry.

8 MEMBER TYAGI: The school, is it for
9 both Saturday and Sunday, or only one?

10 THE WITNESS: Saturday and Sunday, my
11 understanding.

12 MEMBER TYAGI: Both days?

13 THE WITNESS: Yes.

14 MEMBER TYAGI: And all day long
15 classes, activities?

16 ATTORNEY PAPE: The classes are an
17 hour, hour and 15 minutes long typically, but they
18 could go during the day. They could be sequential
19 classes, yes.

20 THE WITNESS: And it could be anytime
21 from 7:00 a.m. to 7:00 p.m.; it's a 12-hour window.
22 So it's really spread out throughout the course of
23 the day.

24 MEMBER TYAGI: Right, right.

25 So just this evening the traffic volume

1 when they come and managed -- the traffic managed
2 like in and out. I'm just asking if you think in
3 and out all day long by the public, other things
4 will be going on in the temple during the classes or
5 activities. So how do you --

6 ENGINEER NEUMANN: And I think that's
7 why they said they did the existing counts, right.
8 So these functions are currently occurring on the
9 site.

10 THE WITNESS: Right.

11 MEMBER TYAGI: Okay.

12 ENGINEER NEUMANN: So that's what they
13 did, but they did do the counts to show that the
14 level of service at the driveway is a B, which is
15 within operational.

16 MEMBER TYAGI: Okay.

17 ENGINEER NEUMANN: Acceptable
18 operation.

19 MEMBER TYAGI: Okay. That's it.

20 ATTORNEY PAPE: Thank you.

21 CHAIRWOMAN DENTON: Any other board
22 members, questions or comments. I would like to
23 open it up to the public. Anyone from the public
24 have a question or comment for Mr. Rea?

25 (No response.)

1 CHAIRWOMAN DENTON: Any members of the
2 public have a question or a comment on the total
3 application?

4 CHAIRWOMAN DENTON: You still have a
5 planner, right? I apologize. I forgot about your
6 planner.

7 ATTORNEY PAPE: We have Mr. Higgins,
8 our planner.

9 As we indicated at the outset there's
10 d(2) relief that is required. We're in the LC Zone
11 and always have been in the LC Zone, and all of our
12 activities were started by the d(1) variance granted
13 some 31 years ago. And these are -- this is the
14 evolution and growth, which falls under the category
15 of d(2).

16 If we could have Mr. Higgins sworn?

17
18 JAMES W. HIGGINS, P.P., having been duly sworn by
19 the Board Attorney, testified as follows:

20

21 ATTORNEY JOHNSON: Please state your
22 name and spell your last name.

23 THE WITNESS: James W. Higgins.
24 H-I-G-G-I-N-S. And I am a licensed professional
25 planner in the state. I have been licensed for

1 45 years.

2 I have testified before this board on a
3 number of occasions over the years, including the
4 initial application for this site. And I've had the
5 pleasure of seeing this use evolve, the programs,
6 the services, and the events that are provided by
7 this religious use.

8 I have seen it evolve over the years.
9 And, quite frankly, this application is simply a
10 continuation of that evolution and of the desire of
11 the congregation to provide better accommodations to
12 accommodate that evolution.

13

14 DIRECT EXAMINATION

15

16 ATTORNEY PAPE: If you could take us
17 through the necessary proofs that the board needs to
18 hear to grant that d(2) relief?

19 THE WITNESS: Sure.

20 The use is an inherently beneficial use
21 which it has been from its inception. And again,
22 the improvements that are being proposed are simply
23 to accommodate the improvements to the services and
24 to the programs that the religious use does provide
25 to its congregation.

1 The site is a large site and what's
2 being proposed on the site, quite frankly, is not
3 visible from anywhere off site. The buildings are
4 not visible. The activity is not visible. It's a
5 40-acre site and just about everything is within the
6 interior of the site.

7 So there's no substantial negative
8 impact. The application is improving the services
9 and improving the operation on the site, which is
10 one of the proofs for a d(2) variance.

11 So when I look at it I see that the
12 overall operation, the site is being improved.
13 There's no substantial negative impact to the
14 surrounding area. And, therefore, I think the
15 application can be granted.

16 ATTORNEY PAPE: We've talked about
17 this in detail. That really is the sum and
18 substance of the purposes of these buildings.

19 I have nothing further of Mr. Higgins.
20 He is available to you and your professionals for
21 examination.

22 CHAIRWOMAN DENTON: Board members,
23 anyone have a question for Mr. Higgins?

24 (No response.)

25 CHAIRWOMAN DENTON: Seeing none.

1 Any members of the public have a
2 question or a comment based on Mr. Higgins's
3 testimony?

4 (No response.)

5 CHAIRWOMAN DENTON: Seeing none.

6 At this time, any members of the public
7 have any question or a comment based upon the total
8 application, everything presented so far?

9 (No response.)

10 CHAIRWOMAN DENTON: Seeing none, I
11 close the public hearing.

12 What we would like to do now is go into
13 workshop. Workshop will be just for the board
14 members, and there will be no interaction with the
15 public or professionals.

16 I would like to have a motion to go
17 into public session. I move we go into public
18 session.

19 Do I have a second?

20 MEMBER RENNA: Second.

21 ADMINISTRATOR RUBINSTEIN: Thank you.

22 CHAIRWOMAN DENTON: I'll start.

23 I'm very familiar with the site. I
24 live close to it on Tennent Road. It is a beautiful
25 campus and it's well-maintained.

1 I feel that expanding on their own
2 site, making their own site more desirable for the
3 congregation is a good thing; they're providing good
4 services for their people.

5 So I would rule in favor of this.

6 MEMBER RENNA: So would I.

7 MEMBER FORCELLATI: I agree.

8 MEMBER STRIEFFLER: One question I
9 have is this, the latest engineering report was from
10 December, which is after they submitted stormwater
11 and it had quite a few comments on the stormwater.
12 The stormwater report --

13 ENGINEER NEUMANN: They didn't submit
14 revised stormwater.

15 MEMBER STRIEFFLER: Right. It's from
16 October, right?

17 ENGINEER NEUMANN: This was -- so this
18 December is based upon the stormwater report that
19 was submitted in September.

20 MEMBER STRIEFFLER: Right. That's my
21 point, there's questions or comments in here, those
22 they've addressed?

23 ENGINEER NEUMANN: Oh. They will
24 comply with all of those comments.

25 MEMBER STRIEFFLER: Okay. That was my

1 only concern. Then I'm good with that.

2 ENGINEER NEUMANN: And they would have
3 to be fully -- just so you understand, they would
4 have to be fully compliant because if there's
5 anything that deviated they would have to come back.

6 MEMBER STRIEFFLER: Okay.

7 CHAIRWOMAN DENTON: And they do have
8 several outside agencies that they do also have to
9 comply with, which would be a condition of approval.

10 MEMBER STRIEFFLER: Okay.

11 MEMBER TYAGI: Same, I would...

12 CHAIRWOMAN DENTON: All right. I
13 would like to move that we go out of workshop.

14 MEMBER RENNA: Motion.

15 CHAIRWOMAN DENTON: Second?

16 MEMBER TYAGI: Second.

17 CHAIRWOMAN DENTON: We're out of
18 workshop, back in public session.

19 Mr. Pape?

20 ATTORNEY PAPE: Madam Chair, having
21 the privilege of listening to your workshop, I will
22 be very brief in my summary.

23 You've heard that this has been a part
24 of the community now for 31 years. It's a very
25 vibrant part of the community. And what they're

1 doing here is accommodating their growth; they're
2 taking operations that currently exist on the site
3 in other spaces and creating formal spaces for them.

4 I would ask that the board consider
5 that to be a natural growth and evolution and one
6 that should be supported for an inherently
7 beneficial use.

8 We would ask respectfully that the
9 board consider the relief that we've presented to
10 you favorably this evening.

11 Thank you.

12 CHAIRWOMAN DENTON: So, Mr. Pape, you
13 would like us to proceed this evening?

14 ATTORNEY PAPE: Yes, Madam Chair.

15 MEMBER RENNA: Motion.

16 CHAIRWOMAN DENTON: Okay. Based on
17 their testimony and the conditions that they've put
18 on the record?

19 MEMBER RENNA: Yes.

20 CHAIRWOMAN DENTON: Motion in favor.
21 Second?

22 Do I have a second?

23 MEMBER FORCELLATI: Second.

24 CHAIRWOMAN DENTON: Roll call.

25 First, any board members have any

1 comments?

2 (No response.)

3 CHAIRWOMAN DENTON: Okay.

4 ADMINISTRATOR RUBINSTEIN: Mr. Renna?

5 MEMBER RENNA: Yes.

6 ADMINISTRATOR RUBINSTEIN:

7 Mr. Forcellati?

8 MEMBER FORCELLATI: Yes.

9 ADMINISTRATOR RUBINSTEIN: Ms. Tyagi?

10 MEMBER TYAGI: Yes.

11 ADMINISTRATOR RUBINSTEIN: Mr. Strieffler?

12 MEMBER STRIEFFLER: Yes.

13 ADMINISTRATOR RUBINSTEIN: And

14 Chairwoman Denton?

15 CHAIRWOMAN DENTON: Yes.

16 ADMINISTRATOR RUBINSTEIN: Thank you.

17 ATTORNEY PAPE: Madam Chair, board

18 members, thank you all, and good night.

19

20 (The application concluded at 9:05 p.m.)

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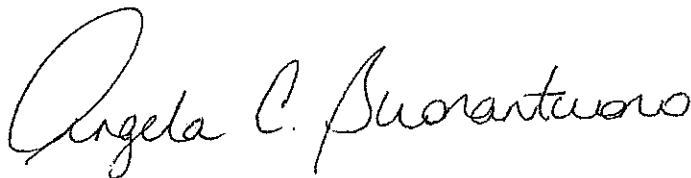
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C E R T I F I C A T E

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

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

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



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

Dated: March 10, 2026