

ISCJ Sports Facility FAQ (Frequently Asked Questions)

Why is a Sports Facility being proposed in place of the approved office building?

In the 2006 township-approved master plans, the community had decided to build an office building via investors as a means to generate revenue for ISCJ. However, after noting the over-abundance of unused office space already on Route 1 in South Brunswick and surrounding areas, the ISCJ Board (with stakeholder's input) decided to investigate alternative options for this space. Given the need for a Sports Facility, the ISCJ Board commissioned the Steering Committee to propose various designs and plans for approval.

Preliminary discussions are underway with internal and external investors. Pedestrian and vehicular access and circulation to and from the facility will also be considered during the design process. The Sports Facility will de-intensify the original parking requirements and traffic circulation demands compared to the office building.

What is the proposed financial model for the 40,000 sq. ft. Sports Facility?

There are various models being evaluated.

1. Design, build, maintain, operate and financed by the outside investor with long-term lease
2. A hybrid between community investors and outside investor.
3. Completely financed by investors from the community.

****None of the above options will require donations from the donor-fatigued ISCJ community.***

What is the approximate cost of building this facility?

If ISCJ were to fundraise to build this facility, it would cost the community an estimated \$4M-\$5M. For this reason, we are evaluating the above financial models.

What does the facility include and what kind of activities can it accommodate?

This facility will be temperature-controlled (for year-round use) and will include an indoor turf field (soccer, lacrosse, cricket) and 2 full-size basketball courts with multi-court surfaces to accommodate other sports (volleyball, tennis, futsal, badminton, etc). It will also include breakout party rooms, a quiet study space, a cafe, and men's and women's locker rooms.

Will the proposed facility be open to Non-Muslims?

Yes, all of the facilities on the ISCJ campus are open to non-Muslims. This Sports Facility will serve the ISCJ community, town of South Brunswick and neighboring towns in the area.

Will the Sports Facility delay NUI Phase 3 (including gym) construction?

The construction of NUI Phase 3, as approved in 2006 by the township zoning board, is not affected by the proposed Sports Facility.