

## ZACUCE Minutes 9/09/07

Freny Ranji's house

Attendees: Diana Dadachanji (trustee), Jehan Kasad (trustee), Freny Ranji (trustee), Ava Lala (trustee), Noshir & Nergish Karanjia (trustee), Khorshed Vakil Unwala, Aban Singh, Veera Karanjia, Khushru Jokhi, Khorshed Bapasola (trustee), Porus Cooper, Behnaz Toorkey

### I. Cherry Hill Property (Rte. 70 & Cuthbert Rd.)

- There are wetlands coming from one corner and another 50 ft of buffer zone that spans wetlands and regular land. The property has a total of 2.6 acres but 1.5-1.75 acre is usable land.
- The current owner has had an architect draft up a few sample building configurations. One of those plans is for a 7,500 sq. ft. building with 22 parking spots. The permissions from the township have been obtained for 150-200 people. The permission is good until 2010.
- Our minimum building need is 6,500 or 6,000 sq. ft and 50-60 parking spots. We want to go to architect to see if he can modify his design to make the building smaller and add parking spots to determine whether the land is feasible for us.
- Purchase price: \$250,000. The property has been on the market for a while. Dinyar Sukhia thinks we may be able to get it for \$200,000.
- Part of evaluating this property includes thinking about potential expansion plan. One idea is to build a second story in the future. We've also been told that we may be able to purchase wetlands for the government in exchange for building on this site's wetlands (if we ever need it). However, you need to purchase twice the amount you use. Would need to learn more as part of the evaluation process.
- Based on recent legislation that helps faith-based organizations, we may have better luck applying as a religious organization.
- We received permission from the owner (through his realtor) to contact the architect. Next step: **Noshir** to contact architect and advise him on our current and future needs.
- If land is feasible, then talk with the Muslim community that are building on a similar plot across the road. We can ask them about their difficulties, how they worked through the township, etc.
- First see if the land might work for our needs, then we would start evaluating costs (clearing land, construction, etc.). Our estimate is that it costs \$75-200/sq. ft for construction. We assume our costs would be roughly \$125/sq. ft. based on mid-tier materials but would need to validate before moving forward.

### II. ZAPANJ/ZACUCE relationship

- Porus mentioned the board's appreciation that a hall is needed and urgently, given the recent difficulties in securing venues.
- The process of the two groups working together should be democratic. Both boards agree that hiring a legal expert is needed to help figure out the structure.
- Decided to form a Transition Working Group to figure out if and how the two organizations should merge. The working group will be made up of ZAPANJ & ZACUCE board members as well as ZAPANJ members.

### Action plan:

- ZACUCE members that contacted other organizations (**Aban, Anoo, Ava, Khursheed & Freny**) should re-send their information to Katayun and copy Jehan by Sept 15. **Katayun** will consolidate that information and send it to ZAPANJ board so they can see how other associations have opted to operate.
- ZAPANJ board to select their members for the Transition Working Group by next weekend.

- **Jehan** to contact Cyrus Mehta, Adi Kasad, Nilufer Schroff to ask them to participate on the working group.

**Next meeting: October 14, 10:30 am , Anoo Sukhia or Aban Singh's house**