

Learn the Facts
Dispel the Myths

Myth: *The Church will build senior housing and a medical clinic.*

Fact: False. Although senior housing is a long-standing objective of the Church, it is not planned for this site and is not part of the site plan. In fact, housing of any sort has never been in our Site Plan application. Furthermore, the site is not zoned for residential use.

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Myth: *A public school on the site is a better alternative for the property.*

Fact: If Rockaway Township purchases the site for \$14 million, builds a middle or high school, and provides for the ongoing maintenance of a school, this alternative will significantly increase the taxes of the residents more than having a church. Also, one must consider how this alternative will impact weekday traffic in the vicinity of the property.

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Myth: *The Church is from Newark.*

Fact: Though Christ Church values all cities—suburban and urban—including Newark, the Church is located in the heart of the beautiful Township of Montclair.

What others are saying . . .

“A proposed church off Green Pond Road with enough seating for 3,000 people would not cause traffic problems according to a study . . . prepared by the engineering firms Shoor DePalma and Urbitran Associates stated that traffic on Green Pond Road is relatively low on Sundays when religious services would be held.”
Daily Record, July 29, 2003

“The proposal by Christ Church also includes fields and other athletic facilities that can be used by township residents.”
Daily Record, August 10, 2003

“The church really does meet all of the needs, social, spiritual and even financial.”
Bergen Record, October 5, 2003

“Members routinely visit the downtown Montclair cathedral on weeknights for bible study, Christian self-help groups with names such as boundaries, overcomers, and divorce care, and occasional seminars on subjects such as Climbing the Corporate Ladder.”
Bergen Record, October 5, 2003

What others are saying . . .

“The Reverend David Ireland and the Christ Church congregation has been a significant asset to our community over the years. The myriad of community outreaches Christ Church provides to Montclair, notwithstanding the financial value, is exhaustive.”
Mayor Robert Russo, Montclair

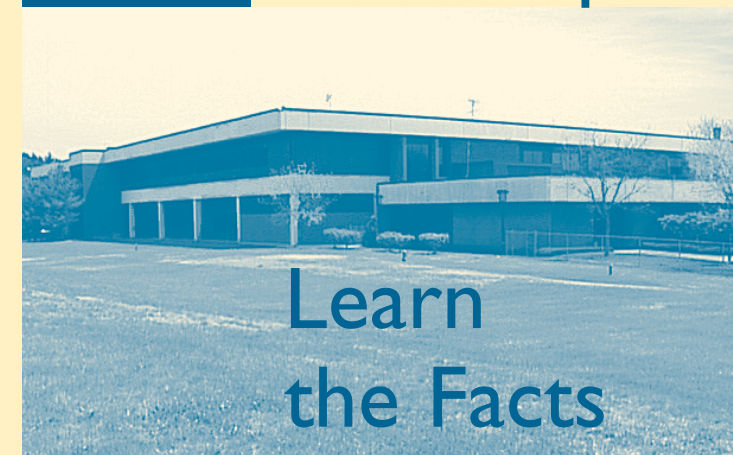
“We, the Morris County Evangelical Ministerial Association, an informal and interdenominational group of clergy have researched Christ Church’s mission, its ministry, and its doctrine and we wholeheartedly endorse this congregation as being a sound Christian ministry.”
Morris County Evangelical Ministerial Association

“He [Dr. David Ireland, Senior Pastor] is a charismatic speaker, and the appeal of his sermons is that they focus on the Bible not only as spiritual resource but as practical guide for everyday life, with themes such as ‘How Can I Be Happy?’ and ‘How to Affair-Proof Your Marriage.’”
New York Times, June 29, 2003

Christ Church
Church Street & Trinity Place
Montclair, New Jersey 07042

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Christ Church’s Move to Rockaway Township



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Myth: Christ Church is a large corporation.

Fact: Christ Church is a non-denominational Evangelical Christian church that holds the appropriate 501(c)3 status (legal designation as a non-profit religious institution) with the federal and state government.

- The Church's beliefs are identical to those of Rev. Billy Graham, the internationally known minister. In fact, Rev. David Ireland, Ph.D., Christ Church's senior pastor, recently served on a 30-member ministerial committee organized by the Billy Graham Evangelistic Association. The group was convened to investigate the possibility of inviting Dr. Graham to New York City in 2004 for a crusade.
- The congregation comprises approximately 5,000 members representing 25 different nationalities. Our members hail from diverse employment backgrounds and include numerous attorneys, physicians, teachers, and a host of other business professionals.



Myth: Christ Church offers no economic benefits to Rockaway Township.

Fact: Christ Church will generate \$5 to \$6 million dollars annually into the local Rockaway economy, based on the findings of a recent economic impact study. This projection includes an increase in

consumer spending, establishment of an elementary school, capital expenditures, new employment opportunities through the Church's faith-based, non-profit corporation, and through the purchase of homes. This influx to the Rockaway economy goes a long way in dispelling the myth that the removal of a \$630,000 ratable from the tax rolls will not be offset by economic benefits to the community.



Myth: The Church offers no community benefits to Rockaway Township.

Fact: Christ Church offers award-winning social programs such as Divorce Care, Boundaries, Toys-for-Tots, parenting courses, marriage enrichment seminars, and educational tutorial assistance. Rockaway residents will be effectively served by these programs. Additionally, the Church will offer use of its recreational fields to the Township's little league and residents. Our new site includes softball and soccer fields, basketball and tennis courts, and an indoor gymnasium. Rockaway residents will be invited to use these amenities free of charge. The Church is looking forward to becoming fully integrated with the people of Rockaway Township and to taking a responsible and caring position in working alongside those who seek to improve the residents' quality of life.



Myth: The Church will create a traffic nightmare.

Fact: Urbitran Associates, a reputable consulting engineering firm in conjunction with the traffic engineering firm

of Schoor DePalma Associates conducted a highly detailed traffic study which generated scientific data that refutes the myth. Both opinions verified that Sunday morning traffic will not create a problem for Rockaway residents or for the Christ Church congregants. These studies also took into account future traffic that will be created by the already approved developments coming to the Green Pond Road area. The studies are available for your review at the Township's municipal offices.



Myth: The Church will have 5,000 cars traveling on Green Pond Road.

Fact: It is important to recognize that 5,000 members do not translate to 5,000 cars. Our Site Plan application calls for two phases.

- Under Phase One, a 1,800-seat temporary sanctuary will be retrofitted within an existing building on the site. The traffic generated by 1,800 congregants translates to 600 cars using the Township's code of 1 car for every 3 seats.
- Under Phase Two, which is scheduled to occur 2-3 years after Phase One, a 3,000-seat sanctuary building (or 1,000 cars) will be constructed on the same location where an existing industrial-type building will be demolished. On weekdays, the traffic generated by the Church will be 80-90 percent less than Agilent Technologies, which had 1,000 employees at the property at its height of operation.

Myth: The Church will create urban sprawl.

Fact: Under the Church's ownership, the Agilent campus will have less urban sprawl than its present state. There will be fewer buildings on Christ Church's campus than under Agilent's ownership. Plus, more trees will be planted and additional landscaping will be added by the Church as listed in our Site Plan application. Additionally, the property will be converted from an industrial facility with many trucks entering and exiting the site each day to a less intense use.



Myth: The Church will build housing for ex-convicts and a drug rehabilitation center on site.

Fact: False. There is no mention of a housing or drug rehabilitation center in our Site Plan application that is already on file with the Township. And, there has never been any previous mention of this privately or publicly with anyone.



Myth: The Church is looking to bypass the Site Plan application process.

Fact: False. Christ Church has always maintained full cooperation with all Township officials and has asked the Township to hire the appropriate professionals to review all of our claims including our traffic study. We look forward to a fair hearing of our application by Rockaway's Planning Board.

Myth: The Church will adversely burden the Township's emergency services.

Fact: False. According to the Montclair Police Department, the Church has only used emergency services a total of 35 times during the past seven (7) years. These services encompass the town's fire department, police department, and volunteer ambulance. Thus, in seven years, Christ Church averaged a total of five (5) visits per year of Montclair's emergency services. Assuming the same number of incidents occur when Christ Church relocates to Rockaway, an average of five calls per year will certainly not burden the Township's emergency services.



Myth: The Church will build four towers of 145 feet in height.

Fact: False. Two towers will be 20 feet in height while the other two will be 55 feet in height above the church building. The church building conforms to the 45-foot height limit. Although Rockaway has no height restrictions for steeples or bell towers, the Church is willing to make concessions if deemed appropriate. Our bell towers will not emit any sound; they serve as religious symbols of God's strength.

For additional information: contact Marcus Bourbon, our director of community relations at 973-783-1010 ext. 330, forward your question to info@christchurchnj.org or visit our website at www.christchurchnj.org. Thank you.