

**BYRAM TOWNSHIP SPECIAL JOINT TOWNSHIP COUNCIL/BUILDING SUBCOMMITTEE  
MEETING - FEBRUARY 26, 2019**

**CALL MEETING TO ORDER**

Mayor Alex Rubenstein called the meeting to order at 7:00 p.m.

**OPEN PUBLIC MEETING STATEMENT**

Adequate notice of this meeting has been made in accordance with the Open Public Meetings Act, NJSA 10:4-6.

**ATTENDANCE:**

Town Council Members: Mayor Rubenstein, Councilman Roseff and Councilman Olson

Also present: Township Manager Joe Sabatini and Municipal Clerk Doris Flynn

Building Subcommittee Members present: John Morytko, Skip Danielson, Kris Franco, Mike Pellek, Tony Chelpaty, Eric Serrilli, Scott Yappen, David Romano, Donald Robbins, Larry Rotter

The Nader Group - Wassim Nader, Daniel Grover, Paul Couvrette, Karen Wenschhof - Certified Interior Designer - partner

The Nader Group was retained by the Township to investigate a potential for an alternative for a municipal building. They investigated three options and produced a matrix, grading each option. As outlined in the deliverables, they took the 2 top options and did block layout plans and concept site plans. They were provided a large amount of information from previous rounds, they met with the superintendent of the Intermediate School to look at the open space section on 3 separate occasions and inspected the existing municipal site multiple times and spoke with staff, inspected the building, shed roof and foundation.

The Nader Group investigated which options were feasible. The mortar building was salvageable, but they did not feel the shed roof was.

**Option 1**

Alternative A – Three separate buildings - maintain mortar building, build civic building, police building with sallyport. No need for temporary trailers – relocate people into different areas – 3 phase – 12-15 months for construction

Alternative B – New civic building attached to administration (mortar bldg.) Can move everyone into shed building, and construct all three buildings at once – 12 months for construction

Alternative C – Connect civic with administrative (mortar) – Would need trailers for employees – construction - 12-15 months

**Option 2** – New building – combining admin and civic in one building – separate police building. – New building would mean complete demolition – recommended fully furnished trailers brought on site to be located in the tennis court area. Construction should take 1 year. Police – essential building – independent structure

Alex asked if they all have the same square footage. The 3 options have about the same square footage --14,100-14,200. The new building is 13,800. All options can be tweaked either up or down when the Township decides to move on to the next step, where more detailed plans would be developed.

Which option affords the most parking:

New Building – 97 spaces

Other Options – 84-88 spaces

Police Essential building – the reason to separate the police building from the rest of the municipal functions is to avoid having to build the entire building “essential”, which will cut the cost significantly.

David Romano stated that he had missed the last meeting but reviewed the January meeting minutes and felt that the deliverables outlined is not what we are hearing. David was expecting to get cost estimates of all options before we started looking at floor plans among other things.

There were several comments by members agreeing with David’s assessment of what has been presented so far and felt that the report should have been circulated prior to the meeting. Wassim reviewed the steps they had taken to get to this point. The analysis report which was handed out this evening provided background, listed all the documents they looked at, presented a matrix, included the drawings that were being discussed, and provided a preliminary cost estimates.

- Tony Chelpaty asked what were the DEP restrictions when building a new police department, which is located near Lubber’s Run. Wassim and another Nader Group representative reviewed the permitting process with regards to wetlands, highlands, and flood plain.
- The permits that are required do not increase the cost of construction. The plans presented keeps the construction within the disturbed area. The impervious coverage is also reduced, which makes getting the permit easier or not necessary.

Donald Robbins commented regarding the preliminary cost estimates, and he asked if there is a cost estimate for rehabbing the open space. He would like to see the numbers for this.

John Morytko also said he would like to see the numbers so that he has a clear picture of why certain choices would be made when determining how and where to construct/rehab the municipal building. He stated that he wasn’t surprised about the \$6 million figure for the options presented.

The Mayor opened to the public

Ali Griffith – 22 Old Stage Coach Road – Thought that a police station along Route 206 in an existing building would be better and much less expensive.

Jim Conrad – 19 Sandra Lane, has been in construction his whole life, and stated that based on the schematics presented, it is only 1 floor. Wassim stated that we would need to double up on all utilities and put in an elevator in order to make it 2 floors. Jim Conrad discussed several advantages of going to 2 floors and stated that the cost would be less. He suggested having the police station on the end as a single building and having the civic area and admin constructed as 2 floors – smaller footprint, less runoff.

Joshua Rubenstein, 3 Partridge Road, part of Boy Scout 276, came to this meeting tonight because he is trying to achieve the Citizenship in the Community badge. He expressed his thanks to the Mayor and Council members for their time and work they put in, also extended it to the public members who are participating in the building subcommittee.

Jack Moran, 7 East Waterloo, asked if we had an open dialogue with other towns, possibly sharing in the cost and asked if municipal consolidation has been considered. Consolidation gets talked about in New Jersey but it hasn’t picked up any traction. Mayor Rubenstein stated that we are always on the lookout for shared services. Harvey said we should stop and consider consolidation now. He said we can work with the State, and we could have this building for free. Harvey stated that we should talk to Andover Township now. Councilman Olson stated that discussion of municipal consolidation was Township Committee Head Meeting

beyond the scope of what this committee had been tasked with, and something the Council could consider. A few of the members stated that this should have been brought up at the start of the building subcommittee, not now when the group has gone this far.

Jack Moran asked if it is assumed that the Court will not come back. Alex stated that the architect was told that we don't need a court room now, but we would want to have the ability to have one if someday it came back.

Scott Yappen didn't join this committee to get a cost that we already had. He said that the committee has been involved discussing pricing and coming to a number that the tax payer can accept. He feels that we should listen to the ideas of consolidating and investigate.

Luann Byrne, Richmond Road, commented about the open space area in the school, and she asked if Stanhope or Netcong would ever combine with Byram Schools. Alex stated that the districts are starting conversation with regard to regionalization, but he doesn't know where they are in that process.

Mandy Corison, Township Journal reporter, asked to review the square footage on the mortar building and the new essential police department building presented in the plans.

4520 sf- mortar (sally port would be additional)

4700 sf- new building (includes sally port)

Joann Smith, 57 Lake Drive, thanked the committee for putting in all their efforts. The price has come down over time, but it is still too high. Thinks it is a good idea to investigate the school.

#### Next steps

- Nader Group will do a price analysis of rehabbing the open space area for administrative/civic space – 9600 sq. ft., including parking, site/environmental, permitting, essential building for police department either by rehabbing the mortar building or building a new building.
- Scott stated that one thing he would like to see was a discussion of alternative energy sources, like geo-thermal or solar. While adding to the initial cost of the building, the energy savings over a 30-50 year life of the building could save taxpayers substantially on annual energy costs.
- Alex said we should have a meeting or a phone call with Bryan Hensz to find out if they have changed their mind about leasing space to the municipal building.
- Jack Moran stated that we should take into account the operating costs over 20-30 years, because that could raise the number.
- Eric Serilli stated that he would want to see a lot of detail on the open space option as to the costs.
- Next meeting will be March 14 at 7 p.m. – It will be a joint meeting with the Council and building committee.
- The Nader Group will circulate the preliminary plan to the group by March 12.
- The building subcommittee will meet again on March 4 at 7:30 p.m. The members should come to the meeting with their comments. All of the comments will be reviewed, and a final list will be put together and sent to the architect on March 5.

#### ADJOURN

Motion by Councilman Olson, second by Councilman Roseff to adjourn the meeting at 9:20 p.m. All members in favor.