

# 01/09/19 - BUILDING SUBCOMMITTEE MEETING

Friday, January 4, 2019 4:32 PM

Present: Alex Rubenstein, Joe Sabatini, Harvey Roseff, John Morytko, Skip Danielson, Kris Franco, Jim Reinhard, Mike Pellek, Eric Serelli, Scott Yappen

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

Alex reviewed the highlights from last meeting, which was when the Nader Group came to the subcommittee meeting to meet the group and begin first steps. Alex, Harvey and Joe met with the Nader Group at town hall.

Wassim visited the school, inspected the municipal building, and looked at the municipal building roof. To his surprise, the roof was in good shape. They have three ideas:

- First alternative - new building
- Second - Utilizing the open space at the school and utilize the municipal building
- Third - Utilizing the buildings that we are in with an addition

At a minimum, the PD has to be an essential building by code. It is important that the new building would be housing the PD - 3,000-3,500 sq. Ft. If they repurposed an existing portion of the building for the PD, it would all have to be significantly rehabbed for the PD. The NJDEP issues should be less with this option, which could be cost-prohibitive.

They will assign numbers while they evaluate the 3 options — the lowest tally would be the best alternative. By next month's meeting, they will have the numbers.

The second option was utilizing the school and municipal building. The biggest challenge will be parking and accessing the building. They are up against environmental restraints and the Highlands.

The first option, constructing a new building, has been looked at. The Neil Gylling Field is being ruled out because of the environmental constraints and Highlands. Building on the existing site will most likely be the most costly option.

Scott Yappen stated that there is approximately 600 square feet between the municipal structure and the school structure—info so that people can get a better visual.

Mike Pellek asked if the PD can be built at the end of the existing PD. It was a suggestion that Mike made several months ago. Karen and Wassim thought it was a possibility and they will look further into it.

Alex is interested in seeing the numbers for utilizing and rehabbing the OS area of the school and rehabbing the present building, including parking. There was a short discussion, and an important factor is that the school will always own it.

Harvey asked if the PD would have its own mechanical systems. Daniel said yes, and the other two buildings would have separate mechanicals also.

Mike Pellek asked if the foundation was inspected on the building. Wassim stated that they did not do that yet. They will contact Fred Braun to get some information. They will meet with the Police Chief to get his thoughts. They toured the PD and know the needs. Karen stated that they start with a block plan.

They will do a matrix on each option - pros and cons - put in numbers, tally it up, then take the two lowest options.

Mike Pellek asked how does the Nader Group arrive at the cost. They stated that to do the matrix, they are using rough estimates - based on square footage.

Nader will call and get the property marked out for utilities.

Nader has tried to get in touch with the superintendent to set up another visit, but hasn't heard back again.

Joann Smith, Lake Drive, stated that this project started at \$11 million, then down to \$8 million, and each time the public came out against it. Cost needs to be primary concern.

Next steps:

Meeting Dates: Tuesday - February 12 - 7:30, Monday, March 4, 7:30

Work with the Township Manager on getting inspections, etc.

Deliverables for 2/12:

- Matrix done for discussion
- Report that reviews the matrix
- Preliminary cost
- Block layout for top 2 and concept site plans

In the meantime, they will meet with the police chief, talk to Fred Braun, get utilities marked out, look more into shed roof and foundation.

Notes prepared by: Doris Flynn