

BYRAM TOWNSHIP SPECIAL COUNCIL MEETING MINUTES
MARCH 16, 2016 6:00 P.M.

CALL MEETING TO ORDER

Mayor Oscovitch called the meeting to order at 6:00 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.

ROLL CALL

Councilwoman Raffay, here; Deputy Mayor Gray, here; Councilman Olson, here; Councilwoman Kash, here; Mayor Oscovitch, here. Township Manager Joe Sabatini, Twp. Eng. Cory Stoner, Twp. Architect Tom Kosten and Municipal Clerk Doris Flynn were also present.

FLAG SALUTE

MUNICIPAL COMPLEX WORKSHOP

Architect Tom Kosten presented the Byram Township Municipal Complex Master Plan options to the Council.

- Site plan of the existing conditions
- Proposed floor plan
- Option 1 – Construction of new municipal building, remove building in 150 foot buffer, add access road behind salt dome. Cost estimate - \$8,792,550
- Option 1.5 – Construction of new municipal building, remove building in 150 foot buffer, add front access road. Cost estimate - \$8,676,400
- Option 2 – Construct new municipal building in location of existing building - \$9,058,488
- Option 3 – Move administration to Lakeland Bank building, renovate meeting area, construct new police station - \$7,321,873

Cory Stoner reviewed the environmental analysis that he prepared. For all options, a formal Highlands Applicability Determination from the NJDEP will need to be applied for in order to obtain a Highland Exemption for the proposed project. A Flood Hazard Area Individual Permit and a Freshwater Wetlands Transition Area Waiver will also be required. Option 1 and 1.5 would need a Letter of Interpretation, which adds cost and time. Cory thinks the permitting process for Options 1.5 and 2 would be approximately 4-6 months.

The Council liked the design of Option 1.5, because it was less of an environmental impact to the site. The Mayor asked about reducing the size of the footprint and adding a second level. Scott stated that he liked that idea because there would be less disturbance, which is something we are always promoting. It would be a way to create more public space, which may be something the public would want and therefore the project could be more acceptable. There would need to be an elevator and additional bathrooms. The advantage of having one floor is that all the departments are on the same level. There could be some alterations done on the floor plan to create some additional public space. Scott Olson would like to see the meeting room enlarged by a few hundred feet.

The Council and Manager talked about funding. Joe would need to have a discussion with the auditor to explore funding options. Joe and Cory would need to have a pre-application meeting with the Highlands. Joe will speak to Ray Sarinelli and report back to the Council. The next step would be getting proposals from Cory and Tom if the Council wanted to move forward. Tom Kosten will forward the plans as a PDF and we will post them on the website.

ADJOURN

On the motion of Councilman Olson, second by Councilwoman Raffay, and with all members in favor, the meeting was adjourned at 7:50 p.m. Motion carried.

Doris Flynn, Municipal Clerk

James Oscovitch, Mayor