

**FAIR HAVEN BOROUGH COUNCIL
SPECIAL MEETING – KNOLLWOOD SCHOOL
JANUARY 10, 2019**

The meeting was called to order by Mayor Lucarelli at 7:00 p.m. The Mayor read the Sunshine Law Statement followed by the Pledge of Allegiance.

ROLL CALL

On Roll Call the following were present: Councilmembers Banahan, Koch, Peters, Rice, and Sorensen. Absent: Councilman Rodriguez. Others present: Administrator Casagrande, Engineer Gardella, Borough Architect Eli Goldstein.

Mayor Lucarelli welcomed everyone to the meeting and thanked Sean McNeil, School Superintendent and the Board of Education for hosting this evening's meeting. He introduced members of Council and said Councilman Rodriguez was not in attendance as he had a work commitment. He also introduced Chief Joseph McGovern, Borough Engineer Richard Gardella, Borough Administrator Theresa Casagrande, Borough Clerk Allyson Cinquegrana as well as Borough Architect Eli Goldstein and Site Engineer Richard Adelsohn.

PRESENTATION

Administrator Casagrande advised that this meeting is to give a Borough Facilities overview, process and options and receive input from the public only on this topic. She reported on the process and time lines leading up to this presentation. All of the information presented is included in a Powerpoint Presentation which will be posted on the Borough website and Facebook page.

Eli Goldstein polled the audience, by show of hands, as to who has been to the Public Works Facility and/or Police Department. A slide show of the current condition(s) and various violations of each building (externally and internally) was shown.

The concept plans are based on discussions with the Borough Engineer, Mayor and Council and Administrator Casagrande. Richard Adelsohn presented the DPW location first; the facility will be left on Third Street, but one acre less than the current site with a more modern building closer to the road. The salt dome and fuel station will remain where they currently are on the property. A rendering showing the proposed building layout with landscaping was shown. There will be one building broken into three sections; a parks maintenance equipment storage area, the center of the building will be a three-truck mechanic's bay and the other section will be Public Works space (offices, breakroom, bathrooms, etc). With the building being moved closer to Third Street, the lot will be subdivided for housing.

On River Road, the Police Department and Borough Offices would be in one building. Mr. Adelsohn said a few words about the Sunoco lot and parking. The proposed building would be three stories (no basement) with the police department on the first floor, the borough offices on the second floor and a meeting room on the third floor (it would be in the roof structure). There will be two sets of stairs and an elevator. The concept plan included animation of the approach to the building, from all directions, was shown.

The Library and Community Center would be located in the current Borough Hall location with a conversion in the space. The library would be on the lower level and the community center on the upper level.

A project schedule was shown and presented by Mr. Goldstein for all three projects. The DPW building will take approximately a year to construct. The Police Department/Municipal Building has acquisition and permitting time lines and construction would be started as the DPW project is finishing. As far as the library/community center, about 1 1/3 years ago a Library Bond was passed by referendum. We would apply for a grant to help fund some of the conversion costs and this project would be done after the municipal offices moved to the new building.

PUBLIC PARTICIPATION ON THE PRESENTATION

The meeting was opened to the public for comments or questions, on this topic only, at 7:36 p.m. (any other business can be brought to the Mayor and Council at their January 28th Regular Meeting). Diane Mevorach, Navesink Avenue, thanked the governing body for volunteering their time. She felt the Borough website is tough to maneuver. She asked for a forum explaining the boards and commissions (how they are appointed, terms, functions, etc). She mentioned a school referendum is coming up; it should be kept in mind that the taxpayers are dealing with two budgets.

Steve Knowlton, Church Street, said that there were no environmentally friendly features discussed such as solar panels or energy efficiency. Mr. Goldstein advised that there will be tremendous insulation and all aspects of energy efficiency will be incorporated such as energy efficient windows and equipment. Mr. Goldstein said his firm has a lot of experience with green buildings. Mr. Knowlton asked what happens if the Borough does not receive state funding for the library. He was advised

that we anticipate some funding; it depends on how many libraries submit applications. There are no rules/guidelines for the grant yet. Mr. Knowlton said nothing has been mentioned regarding senior housing. Administrator Casagrande said that the Borough will be looking at some housing affordable to seniors.

Suzanne Duffy, Forrest Avenue, understood that the Police Department and DPW buildings are in disrepair, but so is the school; she said the schools need to be addressed and asked that the Borough work with the school board on this. Administrator Casagrande explained that there are two different processes; municipalities do not need a referendum for these types of projects and schools do. The Borough has a great relationship with the school and we have interlocal service agreements in place. Mrs. Duffy asked what the tax dollar increase would be with these projects; she was advised the Borough is doing its best to make this revenue neutral. There is debt that is going to be retired and we will take advantage of grants, where applicable. There is no dollar figure until we have a property location. Mrs. Duffy asked if shared services have been discussed since it is the fiscally responsible thing to do. Administrator Casagrande advised that the Borough is 100% on board with shared services and we have quite a few with surrounding towns such as Rumson, Red Bank and Middletown. As far as consolidation of towns, that is tough. The Borough is doing a great job to date. Mrs. Duffy asked about combining police departments; the Borough looked into this years ago and it is not the best decision for this region.

Ralph Wyndrum, Cooney Terrace, thanked the Borough for the presentation and asked if net zero energy were considered for the buildings. Mr. Goldstein said the building generates as much power as it needs to offset energy use. What was presented is a conceptual design. Mr. Wyndrum said that the Environmental Commission would be happy to work with the Architect and professionals when the time comes. Administrator Casagrande stated that Ralph Wyndrum is Chairman of the Environmental Commission and does a great job.

Charles Melita, Lincoln Avenue, said that there were some disturbing pictures shown of the DPW and Police Department and asked why the issues were not addressed sooner. Administrator Casagrande said the both the DPW and Police Department are in residential neighborhoods. There was \$100,000 allotted for roof replacement at the DPW and it was decided not to expend that money because it would be wasted (the building is beyond its useful life) and the police department was placed in its current location in the early 1980s which was before this governing body's time. Mr. Goldstein explained that the existing police station is inherent in structure; not designed for police purposes. There are many Department of Corrections violations and it is not worth investing the money to fix. Mr. Melita said that he is familiar with the current ILSAs and asked if there were more options to share services. When trash was outsourced, the staff was reduced from 16 to 9 members. He said that Rumson's staffing is much larger than ours and it does not seem like a great savings for the services offered. Mr. Melita asked for a cost figure. He was advised that nothing is final or known until the bids are received and there are more detailed plans. The Borough tries its best for no tax rate spikes; we have financial planners to help us keep projects and improvements as neutral as we can.

Lisa Brown, Dartmouth Avenue, suggested that Eli Goldstein work via or look into energy performance contracting. Mr. Goldstein stated that he has worked with direct install programs and they are used for separate energy improvement upgrades such as lighting and HVAC. Ms. Brown asked that more research be done on this topic. She was glad that the Borough would be using money from sellable lots to offset the project's costs.

Christine Schiavetti, River Road, asked if research has been done or will be done to have the Borough Hall and Police Department on the same road and in the same area as the Fire Department. There will be a presentation in front of the Planning Board and there will be traffic studies done. Mrs. Schiavetti said she loves the police department and was concerned about the foot traffic on Fisk Street vs. River Road. She also loves the recreation programs that are offered and asked what would happen to the summer recreation programs with the change in location. She was advised that there will be more areas for programs for the various ages and the Community Center Fields are on the Borough's ROSI and will remain there.

Steven Sarraf, River Road, asked if the Borough still has its recycling center; yes. He asked that the Borough consider combining DPW departments with Rumson to save money.

Kristine Binaco, McCarter Avenue, thanked everyone for their time regarding this matter. She asked if the Borough is looking at any gas leak remediation at the Sunoco property and what the parking allotment will be as there is not a lot of space. She was concerned about the traffic flow at the intersection of Cedar Avenue and River Road. Administrator Casagrande advised that the Sunoco property is not the only site the Borough is looking at; another property has been discussed in executive session. The actual purchase of property will be revealed when the Borough is closer to deciding. The governing body is adamant there are environmental indemnifications given or we will not purchase the Sunoco property. The site has to be clean for us to consider moving forward.

Christopher Hempstead, Willow Street, asked “if there were to be lots created near the DPW site, would Section 8 be mandated”? Administrator Casagrande said the State does not mandate Section 8. The Fair Share Housing Board will have a complete discussion before moving forward at the DPW and the Borough’s Planner is working on a Fair Share Plan. Mr. Hempstead said there were a lot of pictures shown of DPW’s building foundation; he said that a temporary shed was put up about 50 years ago and still used. The presentation on the Borough Hall building was nice and he understood that there will be a presentation before the Land Use Board, however, Forefront has put up a building that was approved by a Board and it is an eyesore. Mr. Hempstead stated that he was a member of the Zoning Board for ten years and the board made people “jump through hoops” for their approval which is not the case anymore. Administrator Casagrande said that these are not final plans; the governing body and its professionals are looking at all options.

A comment was made that there is not a lot of open space and asked when the public will find out what property will be purchased. The parameters of the lands, by block and lot, that the Borough is looking into were laid out. It takes about six months for a land acquisition to be finalized.

Mark Rothenberg, Doughty Lane, asked what the alternate sites are and if they could be published for the public. Administrator Casagrande said that we approached the Methodist Church for a meeting, but it did not come to fruition. We are looking at the Sunoco property, the property adjacent to the firehouse or using the existing police department property. We will keep the budget as neutral as possible. Mr. Rothenberg asked what the number would be if it were neutral and what happens if we receive a grant or do not receive a grant. Administrator Casagrande said the library is late in the process and we do not have guidelines for the grant yet. There are no detailed drawings until we are positive on what and when. Mr. Rothenberg did not think that budget neutral should be reported without having actual numbers. The Borough has a \$6 million bond from 10 years ago that will be retired this year and if lots are sold, that money will help to offset costs. Mr. Rothenberg asked if, based on the discussion tonight, the projects would total about \$12 million.

Bea Sena, Lake Avenue, thanked everyone for coming and thanked the governing body and Borough Administrator for holding the meeting. She asked if there will be a public referendum; no, the property acquisition would have to be negotiated and the contract would be acted on at a public meeting. Mrs. Sena verified that there would not be a public vote regarding the transaction; correct. It was asked if the Planning Board would have to vote on the project; no, but there are Planning Board members that are part of the Facilities Committee. Mrs. Sena stated that Investors Bank was looking to go into the Sunoco property and they were denied (one of the reasons being traffic concerns). She asked if there would be a traffic study conducted; yes, before we move forward with the purchase of property. She asked if there would not be a basement in the new facility because the property was previously a gas station; no, there is no basement due to the water table and municipal records need to be protected and cannot be near water.

Suzanne Butler, Heights Terrace, asked if there would be another way for the public to speak besides at a Planning Board meeting. She asked if a petition should be circulated. Administrator Casagrande advised that this meeting was called so that the need for new/updated facilities and concepts could be presented and the public’s voice heard. This matter has been in discussions by the governing body for several years and we are at the point where public comment/input should be received. This evening’s presentation is currently on the Borough’s website and will be placed on the Borough’s Facebook page tomorrow. The public can reach out to any governing body member or the Borough Administrator by telephone or e-mail. The current buildings are in disarray and the Borough’s employees are working in these conditions. Not everyone is going to be pleased with the decisions that will be made.

Mark Olson, Cambridge Avenue, thanked everyone for their work to have this meeting. He asked the Borough Architect what the current square footage of the police department is; approximately 2,500-3,000 square feet and the new building would be approximately 4,500-5,000 square feet. ADA accessibility and Department of Corrections regulations require a bigger building in order to be in compliance. It was asked what the average size of a police department is; 5,000-10,000 square feet. Mr. Goldstein stated that his firm has done the most police departments in New Jersey. Mr. Olson asked what would happen to the Community Center; it would be relocated to where the current Borough Hall is. There is no determination on what would happen to the building on Fisk Street. The Borough anticipates 9 to 11 lots being sold near DPW, pending final design, and there could be 3 lots possible where the current police department is located. Mr. Olson said that traffic on Third Street should be considered before moving forward with anything. He asked where the mulch/brush site is going. During initial discussions, the parks maintenance facility was going to be relocated to Fair Haven Fields which is considered Green Acres property, however, the process to move the brush site is lengthy and requires State and County approval as well as State funding. The DPW facility and Fair Haven Fields are in close proximity to one another so it did not make sense to have a separate location.

Wes Moore, Park Road, suggested completely merging DPW with Rumson and leaving the

police department on Third Street.

Terry Simboli, Fisk Street, thanked the governing body for the opportunity to express thoughts. She asked if the DPW property is being reduced, would the land be used for affordable housing? No, the area will be looked at and whatever is decided will fit into the neighborhood; we would like to have affordable homes built for our seniors. There is a legal mandate for affordable housing to be built. The Borough's professionals (Planners and Engineer) are reviewing this matter and we will release the information when we can. Mrs. Simboli stated that she lives across from the police department and they are not a disturbance to the neighborhood (they do not blast their sirens when going on a call). Parking is difficult on Fisk Street and affects the residents. It was asked if there would be additional space for the Community Center than what we have now. Administrator Casagrande said the presentation is on the website and you can enlarge the schematic to see the plan better. The library was created based on a meeting with the Library Director and her needs. Mr. Goldstein said the slide shows the current Borough Hall and that the entire upstairs would be a community center and the library would be located downstairs with an adult section and a children section plus rooms for various activities at the Librarians request; it would be larger than what is in the current facilities.

Rebecca Lomba, Allen Street, asked with regard to the DPW plans, will the recycling center still be there; yes, we are condensing services to a smaller footprint. She was concerned about the DPW vehicles. The Borough's DPW vehicle stock has been reduced (no street sweeper or garbage trucks). The site will accommodate all of the DPW equipment.

Pat Carroll, Chestnut Street, thanked everyone for their time and effort. She asked why the Community Center would be above the Library. The library should have windows to receive light. She said the Community Center is not used much. She was advised that the ceilings are higher on the upper level and there would be options for various activities. Mrs. Carroll said that records were lost in a flood years ago and asked that the plan be given more thought so that library materials will not be jeopardized.

A comment was made that many files are electronic so not much room is needed for files. Administrator Casagrande said that there is approximately 5,000 square feet in the plan and the Borough's employees do not work from home (there are 6 full-time employees that occupy Borough Hall).

Todd Lehder, Lake Avenue, said that this was a tremendous opportunity and thanked the governing body for holding this meeting; it was productive and he requested more meetings like this.

Erin Howard, Lake Avenue, asked if contamination at the Sunoco property was discussed and are the findings available for public review. The appraisal the Borough received for the Sunoco property is a public record.

Liz Taylor, Forman Street, said current parking for the library on River Road is tight. She suggested underground parking at the Sunoco Station site. She did not believe the water table would prevent a basement from being built. There should be a maximum of two floors and the Borough should go paperless to save space. She asked how often the Community Center is used; she was advised, that it is used daily and extensively.

Bill Folker, Lewis Point Road, asked what the proposed Borough Hall building height would be and how it compares to the Fire Department. The Fire Department building height is 32 feet and the proposed Borough Hall/Police Department would be 38 feet.

A resident of Allen Street commented that there were five new houses built on William Street and there could be more construction of homes at the DPW sight which means two years or more of construction. Administrator Casagrande understood the quality of life concern and that there is a lot of construction happening in town; any houses being built would be phased so construction is not happening all at one time.

Ruth Blaser, River Road, understood that other sites are being considered, but the concept plan for the Borough Hall to be at the old Sunoco Station did not show the buildings to the left which involve the house next door and 1st Constitution Bank. She was advised that the building would just be on the Sunoco lot. She said in the past there was water damage in Borough Hall; she was advised that currently, there is no water issue. Mrs. Blaser stated that she has attended Council meetings for quite some time and the Borough was going to purchase the property from Sunoco directly and now there is a third party involved. It is a true fact that a third party has rights to the Sunoco property and we would have to negotiate with the third party.

Administrator Casagrande said that there is a possibility that the Borough Hall could be two floors vs. three floors. A resident stated the Borough needs a Master Plan; we have one that was adopted in 2016. It was asked what happens after the plans are presented to the Planning Board, would the Borough just move forward? Administrator Casagrande advised that the presentation to the Planning

Board is required. The Mayor and Council will present the plans at a public meeting and will receive further public comment(s). The contract to acquire property and all bidding is done in public. There will be ample opportunity for public comment. Many felt the Fire Department being on River Road and then a municipal complex close by will be a traffic nightmare.

Kathy Sullivan, Lake Avenue, said that the land that the police department and community center are on is owned as well as the land in front of and behind the DPW; there would be a strain on the schools if the lots were subdivided. She felt the location of the police department and community center is great for the kids in town. She did not feel that the building plans should be so grand for a quaint town. Administrator Casagrande said the governing body and professionals are trying to create a plan that will serve the residents for the next 50 years. Mrs. Sullivan said that the buildings should be updated and made safe, not made larger. She suggested selling a few lots and use the money toward fixing what is broken. She also suggested that any criminal arrested be held in Rumson's jail until they have to be transferred to Freehold.

Diane Mevorach said she attended the October 2018 Council meeting where the Borough was looking at various possibilities. She said the police department should become the library and include the community center and the current borough building be gutted so we can work with what we have. The Board of Education and its Administration are phenomenal and work frugally; the Borough should change their view and do the same. Mr. Goldstein stated that when his firm first started their studies on the buildings, the thought was to have the police department at Borough Hall. There are strict quadrants through the State and Department of Corrections that the police department must withstand hurricanes or any type of storm and the current Borough Hall and police department do not conform.

Dick Fuller, Elmwood Lane, said there are two recreation facilities and suggested Bicentennial Hall be used to hold all activities. Administrator Casagrande said that BIC Hall is close to being opened as a low impact meeting space with limited parking. The building was restored to its original state to be used by groups such as the Garden Club and other Borough organizations; nothing that would cause damage.

Since there was no further comments or questions, the meeting was closed at 9:03 p.m.

Mayor Lucarelli thanked everyone for coming out and for their comments or questions. This meeting was called to show the direction the Borough is looking to go in, with full transparency. Everyone's voice was heard this evening. He advised that he is constantly in discussions with other Mayors regarding ideas for combining services in the most efficient manner. The concept buildings presented this evening is a need, not a want. This was the first of several meetings that will be held and is a process with our professionals. He provided his cell phone number to the public should they have additional questions and concerns. Any member of the governing body can also be reached with questions or concerns.

ADJOURNMENT

Motion to adjourn moved by Councilman Peters, second by Councilwoman Sorensen with Ayes by all present.

Time of Adjournment: 9:06 p.m.

Respectfully submitted,

Allyson M. Cinquegrana, RMC/CMR
Borough Clerk