

**FAIR HAVEN BOROUGH COUNCIL
SPECIAL MEETING – JUNE 13, 2022
HELD VIA ZOOM PLATFORM**

The meeting was called to order by Mayor Halpern at 6:05 p.m. The Flag Salute was followed by a Moment of Silent Reflection. The following Sunshine Law Statement was read:

IN ACCORDANCE WITH THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, PUBLIC MEETINGS MAY BE HELD IN PERSON OR BY MEANS OF COMMUNICATION EQUIPMENT TO INCLUDE STREAMING SERVICES AND OTHER ONLINE MEETING PLATFORMS (NJSA 10:4-8(b)).

THIS MEETING IS BEING HELD THROUGH THE ZOOM MEETING PLATFORM ONLY, BEING BROADCAST FROM BOROUGH HALL, 748 RIVER ROAD, FAIR HAVEN, NJ. PUBLIC PARTICIPATION FOR THIS SPECIAL COUNCIL MEETING OF JUNE 13, 2022 IS AVAILABLE BY CALL IN PHONE NUMBER OR THROUGH WEB CONFERENCE (ZOOM). MEMBERS OF THE PUBLIC WILL BE ON MUTE UNTIL IT IS TIME FOR QUESTIONS/COMMENTS, WHICH WILL BE ANNOUNCED. AT THAT TIME, THE PUBLIC HAS THE OPPORTUNITY TO QUESTION/COMMENT BY PHONE OR THROUGH ZOOM BY THE “RAISE HAND” BUTTON AND WILL BE CALLED ON AT THE APPROPRIATE TIME.

NOTICE OF THIS MEETING IS BEING CALLED BY THE FAIR HAVEN MAYOR AND COUNCIL. NOTICE OF THIS SPECIAL MEETING WAS SENT TO THE ASBURY PARK PRESS, THE TWO RIVER TIMES AND THE STAR LEDGER ON JUNE 8, 2022. NOTICE WAS ALSO POSTED ON THE BOROUGH WEBSITE, FACEBOOK PAGE, CONSTANT CONTACT, THE BULLETIN BOARD IN THE MUNICIPAL BUILDING, AND HAS REMAINED CONTINUOUSLY POSTED AS REQUIRED UNDER THE STATUTE.

WITH ADEQUATE NOTICE HAVING BEEN GIVEN, THE BOROUGH CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THIS MEETING.

ROLL CALL

On Roll Call the following were present: Councilmembers Chrisner-Keefe, Cole, Koch, McCue, Neff and Rodriguez. Others present: Administrator Casagrande, Chief McGovern, Engineer Gardella, Architect Goldstein and various members of the Facilities Committee.

Mayor Halpern said tonight’s discussion is with regard to Borough Facilities. He thanked the Facilities Committee members, Borough Professionals and governing body who are in attendance for this meeting.

DISCUSSION

Borough Facilities. Administrator Casagrande said this matter has been discussed at various Council meetings. At the special meeting for the bond ordinance (June 1st), there was discussion for Council to work with the Facilities Committee on how to bring costs down. The governing body had thoughts on how to reduce costs on the police building by eliminating the basement. There was a desire to possibly explore the back storage building by having meeting space to replace the Community Center that will be demolished once the police building is built. There was also a desire to reduce some areas at DPW for cost savings.

Eli Goldstein said he was asked if it was feasible to eliminate the Police basement; yes, it is possible to eliminate it. It was originally a full basement to be used for archives and then reduced to its current size. It can be shrunk further, however, there were other things that would be stored there such as the armory, a mechanical/electrical equipment room and the elevator equipment room for the building. If the basement were totally eliminated, the plan would have to be redone/redesigned for the upper levels (this would take months to do and would cost a significant amount of money). A thought was to reduce the basement, so it is just big enough for the things other than storage. It could be changed to a slab on grade which would require the structural and engineering drawings to be redesigned which costs time and money.

Councilwoman Cole asked Architect Goldstein where the money could be saved. There really is no place to save a significant amount of money with the police department. The stone could be taken off the base (\$10,000-20,000 savings). He explained the materials that would be used for the police department building. Councilwoman Cole said there could be savings on façade material, the wrap around the faux chimneys, skim coating the foundation wall, etc. There was discussion regarding the number of bathrooms, locations, etc. Mr. Goldstein said there are certain requirements through the Department of Corrections; he shared his screen showing the police department layout. Chief McGovern said there are two sets of bathrooms and facilities for each prison cell. It was asked what the cost per square foot is; that could not be answered without factoring in all costs. Councilwoman Cole asked Chief McGovern about the effect of losing the basement area; he said it could be eliminated but did not feel there would be significant cost savings. It was noted police departments are expensive buildings and this is an expensive time to build a new building.

Councilman McCue thanked Architect Goldstein for the background. He asked where the sallyport would end and how much the change in cost was when eliminating the basement area west of the sallyport. He asked what type of siding there would be for the building; it is hardy board. It was asked what the life span of hardy board compared to vinyl; the same length warranty as vinyl, but vinyl needs a smooth surface to be attached to. Continuous insulation is required, by law, around the building which has girts (channels that have thickness and are placed every 16"); it would not have a planer surface.

Councilman Rodriguez did not have questions. He thanked the Council for their patience while working through the issues for this project. It is a lot to consume and has taken seven years to get to this point. Once we get everything in order and locked down, we can go to bid and get our police department employees into a safe building. It is understood that this project is expensive, but things were a lot cheaper a year ago and even cheaper many years ago. Everyone should remain calm and logical, and we will get a good building.

Councilwoman Neff asked about the multi-purpose room with the second building. Mayor Halpern asked that questions be kept to the main police building, at this time. She noted that the Borough has gotten to a place where each month that goes by will cost more to redesign the building. She offered the following observations: the plans were built that a basement would support the floors above it, the employees and public should each have their own bathroom, as designed. She felt hardy board looks nicer than vinyl. Councilwoman Neff said there could be cuts, but it seems Council and the Facilities Committee should not be exploring much further than we have.

Councilwoman Chrisner-Keefe, hoping to understand how the Committee got from point A to point B, asked the Facilities Committee if there is anything in the current proposed plan that did not capture something they were hoping for. Chief McGovern has been on the project from the beginning and stated the different material for the building was put in based on the Facilities Committee's feeling to have the building fit in with the neighborhood and not look like an office building. The basement and bathrooms are at the minimum to save money. The entire design is input from the Committee. Councilwoman Chrisner-Keefe asked the Chief if there is anything that is not in the building that he needs; no, what Architect Goldstein presented is exactly what is needed and what is required per code. Bob Gasperini, Facilities Committee member, said he joined 2/3 of the way through design and his idea was to provide the best possible building for the police which will carry us through for a long time into the future with durable material and functional spaces while trying to maintain a reasonable cost (this was at the top of everyone's minds). The Committee tried to achieve the level of professionalism at the best possible cost and to fit into the neighborhood with the appropriate materials. Councilwoman Chrisner-Keefe echoed some of Councilwoman Cole's comments that any savings that could be found would be great understanding we need to be mindful of the costs that are changing on a day-to-day basis. She supports the project and asked who will be making the decisions for the materials. Councilwoman Cole requested some materials be an add alternate to the bid to understand the cost difference. Architect Goldstein said it would be hard to do because he would need to change the base bid specifications and the details without the add alternates; add alternates affect the details for the outside. Administrator Casagrande advised the Local Public Contracts Law guides bids and alternates; the Borough cannot pick and choose the alternates to get the bidder they want. Architect Goldstein advised that Administrator Casagrande was correct; the Borough would have to rank the alternates in the bid package; he gave examples of how the alternates would be ranked/grouped together.

Mayor Halpern asked Architect Goldstein to address the storage building with possible meeting space. Originally, Architect Goldstein was not asked to design a multipurpose room, just a storage building for the police. He shared his screen and reminded everyone that at the last meeting, a patio area with restrooms was presented; he was then asked to create a multipurpose room as part of the storage building. He showed an added space (1,100 square feet) with a recessed kitchenette. The multipurpose room adds extra ceiling, flooring, roofing, concrete, walls, windows, kitchenette and finding areas for the mechanical equipment. A larger concrete slab would be required as well as required insulation, siding, electric and lighting, HVAC, etc. vs. being an outside space. The multipurpose room would add approximately \$350,000 to the storage building project cost.

Councilwoman Chrisner-Keefe asked for elevation and other details for the multipurpose room. She asked if it would be larger than the current community center room; no, smaller by 200 square feet. Architect Goldstein showed renderings of the interior and exterior. She asked if the kitchenette is open to the room; yes. She was concerned about sports being played in the multipurpose room and damaging the kitchenette; there could be a door or partition for separation. There will also be windows in the multipurpose room. She asked if there would be storage space for the room like the current community center has and is used; nothing was drawn but could be added. He advised how to include storage which would take away from the multipurpose area. It was asked if there could be a joint vestibule vs. two separate vestibules to enter the room. Council felt there should be double doors to the multipurpose room vs. entering the room from a bathroom vestibule

area.

Councilwoman Neff requested this multipurpose room be added vs. no community center at all. She thanked everyone for including this sketch and discussing it. She confirmed the additional cost for this room would be \$350,000; yes. She noted the police building would be approximately \$7.6 million plus and to add the multipurpose area cost would be a great decision, so we have a community center for our youth. She agreed with Councilwoman Chrisner-Keefe that it is strange to enter through bathroom vestibules and asked for that area to be re-worked. This is doable and financially makes sense.

Councilman Rodriguez advised that once there is direction, this can be taken back to the full committee to re-render the facility; there was a good compromise from an open area to a closed area which would save us costs for Bicentennial Hall. He supported the multipurpose room. The Facilities Committee could bring something back after the Architect renders drawings for review so we can prepare for bid specifications. This seems like a few months' worth of work to be done.

Councilwoman Koch said this is a workable plan and supported it. She asked if a kitchenette is required because it would be one more thing to maintain. There was discussion on what the kitchenette would be used for and what type of events could occur there. Councilwoman Koch asked if there would be a fridge, stove, etc. Architect Goldstein said there would be a fridge and microwave; no stove due to fire concerns.

Councilman McCue was concerned about the kitchenette, but glad there would not be a stove. He thought the theme was to lower costs and now it seems all are in favor of the multipurpose room. He asked if anything changed with the police department storage i.e., made shorter; no, nothing has changed (it remains 24' depth). He asked about property lines with the multipurpose room; it is pretty close.

Councilwoman Cole said the Borough would need the multipurpose room if we are moving forward with the police department as they benefit one another. This use is in the right place, but there needs to be tweaking of the multipurpose room plan. She felt some estimates are protective as the bids may come in lower. She was not in favor of drawings going into committee since Council is getting somewhere. Architect Goldstein should go back to his team to create the renderings based on tonight's suggestions; it should not take months. Since Council is so close, we can place this discussion on the July agenda (this provides 30-days). No time should be spent on reconfiguring.

The Mayor asked if the Facilities Committee had comments on the multipurpose room. Bob Gasperini suggested a breezeway vs. separate entrances to the room. Architect Goldstein agreed and was sketching an amendment which adds 5 feet to the building. The police department site plan was shown. Administrator Casagrande said this addition was mentioned as an addendum to the bid; yes. A proposal was sent with the additional fees on June 3rd which would need to be approved by the governing body. Eli will check with his staff to see what fee changes there may be based on this evening's discussion. Councilwoman Cole recommended exposed duct work in the ceiling to help with cost.

Councilwoman Neff asked Architect Goldstein if the door on the east side could be eliminated (near the neighbor) so there is no circulation behind the building. He agreed and said it should not be a problem if the breezeway is added.

Sonia Trombino asked about the wall for tennis and LAX and what the impact would be. The wall is in bad shape and will be coming down. Mrs. Trombino said an organization wanted to partially fund a new wall there or someplace else. Councilwoman Chrisner-Keefe said it is still a possibility; the Recreation Committee was reviewing it and the governing body held past discussions to see what could be achieved. Mrs. Trombino asked that the Borough let the residents know when and where it will be replaced, if it is replaced.

Mayor Halpern advised the time for this meeting has been exceeded so discussions will need to continue during the Regular Meeting Workshop. The Facilities Committee was asked to log on as an attendee and could be promoted, as needed.

ADJOURNMENT

Motion to adjourn moved by Councilwoman Cole, second by Councilman McCue with Ayes by all present.

Time of Adjournment: 7:15 p.m.

Respectfully submitted,

Allyson M. Cinquegrana, RMC/CMR
Borough Clerk