

Special Meeting  
March 19, 2012

A Special Meeting of the Mayor and Council of the Borough of Wanaque was held on Monday, March 19, 2012 at 7:00 P.M. in the Wanaque Municipal Building.

The Mayor called the meeting to order with the flag salute.

ROLL CALL:

On roll call, the following Council Members responded: Balunis, Cortellessa and Pettet. Councilmen Leonard, Pasquariello and Theoharous were absent. The Borough Attorney was also present. The Borough Engineer was absent. The Mayor declared a quorum.

The Mayor read the following Sunshine Statement: Adequate notice of this meeting has been provided by the Mayor and Council by e-mailing notice of this meeting to the Suburban Trends and the Herald News newspapers on March 2, 2012 stating therein that this meeting would be held on Monday, March 19, 2012 at the time of 7:00 P.M., in the Wanaque Municipal Building, 579 Ringwood Avenue, Wanaque, New Jersey, and a copy of this notice was posted on the bulletin board in the Wanaque Municipal Building on March 2, 2012, and a copy is on file in the office of the Municipal Clerk.

PUBLIC DISCUSSION ON PROPOSED NEW MUNICIPAL BUILDING:

The Mayor explained the proposed new Municipal building and the Borough Administrator gave a presentation on the new Municipal building. The Borough Administrator said the current building is not ADA compliant and not heat effective. We received grant money to update the ballasts and lighting and there are several other deficiencies in the building.

Councilman Leonard arrived at 7:05 P.M.

The Borough Administrator said the plan is to build the building on a site here. Bob Benecke of Benecke Economics and Sean Davis of Morris Ritchie have been working on the plan and the cost was six thousand dollars. We all are looking to moving forward with the proposal and it is a conceptual plan at this time. The building is sixty by one hundred fifty feet and we are looking to purchase two properties to the north on Ringwood Avenue. There would be sixty seven parking spaces, one entrance and exit on Ringwood Avenue, curbing and green space for beautification of the front than there is now. The War memorial will stay where it is and there will be a plaza for people to gather in. The frontage will be on Ringwood Avenue. We looked at concepts and the offices located on the first floor would be the Borough Nurse as she has clinics and a large amount of people coming in and the Tax Collector's office which also receives a large volume of people in and out and the rest of the first floor would be the Police department. The offices on the second floor would be mostly the Court office as they have regulations from the State they must follow and Council chambers. Also the Administrator, Finance, Clerk, Building department and Tax Assessor will also be on the second floor.

The plan was an eighteen thousand square foot building and we looked to downsize to fifteen thousand square feet which was too small for the offices. The cost overall is \$4.9 Million dollars and a Bond Ordinance was introduced on March 12<sup>th</sup> and the public hearing and adoption will be held on April 9<sup>th</sup> at 8:00 P.M. The architect proposal is out and on the website and we

Special Meeting  
March 19, 2012

hope to award the proposal sometime in the summer with the work to start hopefully before the winter and finish the end of 2013.

The Mayor said we looked at the plan and the conceptual plan and think this is a good layout and the building should last more than one hundred years. We looked into other options in the past and the day is here to do it. The interest rates are low and the economy is at the right time.

The Borough Administrator said the prices are at a reasonable cost and it is good financial timing. Lawsuit possible for happening.

The Mayor opened up the public discussion on the new Municipal building.

Sandy Lawson, 28 Haskell Avenue, Haskell said what impact on the taxes does it have.

The Borough Administrator said for ten years and the debt service would be \$300,000.00 per year based on twenty five years which would be seventy dollars a year increase.

Sandy Lawson said what is the price cost difference between the eighteen thousand square foot building and the fifteen thousand square foot building.

The Borough Administrator said four million nine hundred fifty thousand dollars and four million two hundred fifteen thousand dollars.

Resident said will there be a family restroom.

The Borough Administrator said no. The Borough Nurse will have a restroom which would accommodate the people for the clinics.

Resident said will the bus stop stay out front of the building.

The Borough Administrator said it may be relocated.

John Maiello, 26 Rhinesmith Avenue, Wanaque said the two houses you are looking to purchase go to Pellington Street would that become a one way street. Sometimes when there is day Court the vehicles parked block the road and it would make it easier to get in and out of the street.

Resident said you should keep it open to have residents be able to get in and out of the street.

The Mayor said the additional parking in the lot may help.

Bob Springer, 4 Pellington Street, Wanaque said there are kids playing on Pellington Street and that could be hazardous.

The Borough Administrator said we will address that with Strengthen our Sisters. We will address this with the Police about the parking.

Bob Springer said the Police should enter and leave on Ringwood Avenue.

The Borough Administrator said we will look into it.

Sandy Lawson said from the proposals heard this sounds the best and having the Police on the first floor is good.

Dave DaSilva, 108 Monroe Street, Haskell said where are the Police going to park the cars and is there enough space now for fifty years or more.

The Borough Administrator said the cars will be parked in the parking lot for the police and I believe there is enough space even if we should do shared services and I am comfortable with the amount of square footage now.

Dave DaSilva said how much would we save by not renting offsite storage and how much additional service is impervious for the lot.

Special Meeting  
March 19, 2012

The Borough Administrator said the offsite storage is two hundred dollars a month and it is necessary and very little or net zero for the lot because of the two houses now probably net zero or five percent.

Dave DaSilva said what is the cost of renting the houses instead of purchasing them.

The Borough Administrator said about four hundred or five hundred thousand dollars and there is not one issue but two with not only moving and then moving again but the Police need to be on Ringwood Avenue for the T 1 line and black fiber lines because it would be fifty to one hundred thousand dollars per foot for one connection and the cost is not worth it.

Marvin Lieman, 4312 Warren's Way, Wanaque said would there be room to put the snow in the winter after it being plowed.

The Borough Administrator said we would move it out if there is a lot of snow and we will make sure it is thought of in the plan.

John Maiello said if you purchase the two properties will the access be cut off.

The Borough Administrator said most likely not.

Bruce Lyons said there was an article in the newspaper for the Cap increase to four and four and a half percent will you increase the Cap.

The Borough Administrator said no and this has nothing to do with that.

Resident said shared services should be thought about for jail cells.

The Borough Administrator said we do have shared services with Ringwood for that now.

Resident said will there be elevators in the building.

The Borough Administrator said yes.

Bruce Lyons, 84 Burnside Place, Haskell said will there be solar panels in the building.

The Borough Administrator said it may not be cost effective for the building but the new building will have energy efficiency.

Resident said do the residents get to vote on the new building.

The Borough Administrator said not it is not a referendum. It will be voted on by the Mayor and Council on April 9<sup>th</sup>.

Karen Cisco, 27 Fredericks Street, Wanaque said have you met with the department heads and asked about the space needed.

The Borough Administrator said we spoke to the department heads and have their input.

Karen Cisco said is there going to be any committee of the public with the Borough to decide about the building.

The Borough Administrator said no we checked with the department heads.

Sandy Lawson said can you put the plans online.

The Borough Administrator said we can put it online.

Marvin Lieman said what is the cost to refurbish all the desks and supplies and equipment.

The Borough Administrator said the cost for the fixtures, furniture and equipment is included in the price.

Frank Covelli, 19 Graham Place, Wanaque said I would like to commend the Mayor and Council for the building and planning and it is a wise and necessary investment for the community.

Marvin Lieman said you can look at it as a modern structure for the town and it would bring in businesses as people see how it is changing.

Peg Maas, 590 Ringwood Avenue, Wanaque said is the exterior going to be the same style as the building now.

Special Meeting  
March 19, 2012

The Borough Administrator said yes.

Resident said when are you going to be speaking to the two property owners.

The Borough Administrator said one of the property owners is here tonight.

Resident said I am the other owner.

The Borough Administrator said we will speak with you.

Sandy Lawson said this is the first town meeting since 1995 and appreciate it and you should reach out to the residents more.

Resident said in the new building will the flag still be covering the photographs of the former Mayors.

Resident said will the taxes be per year or per quarter for the building.

The Borough Administrator said per year.

Resident said when is the revaluation beginning.

The Borough Administrator said it is beginning soon and the value we should have by October.

Councilman Leonard said someone marked out something in the road by my house.

The Borough Administrator said I don't know what that is for.

On entertainment of the Mayor, Councilmen Pettet and Balunis moved a motion to close the public discussion.

On roll call, all voted yes, and the Mayor declared the motion carried.

PUBLIC DISCUSSION:

The Mayor opened the Public Discussion.

No one came forward.

The Mayor closed the Public Discussion.

ADJOURNMENT:

On entertainment of the Mayor, Councilmen Balunis and Pettet moved a motion to adjourn the meeting.

On roll call, all voted yes, and the Mayor declared the motion carried; meeting adjourned at 7:45 P.M.

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Katherine J. Falone, RMC, CMC  
Municipal Clerk