

**TOWNSHIP COMMITTEE
TOWNSHIP OF MENDHAM
SPECIAL MEETING**

DATE: October 1, 2020

TIME: 7:00 PM

LOCATION: IN-PERSON LOCATION
MENDHAM TOWNSHIP MIDDLE SCHOOL – MULTI-PURPOSE ROOM
16 Washington Valley Road
Brookside; or

REMOTE VIA ZOOM – Link on Page 2
Webinar ID: 817 0773 9561
Passcode: 059348

ROLL CALL:

Mr. Baio	Present
Ms. Duarte	Present
Mr. Monaghan	Present
Mr. Orlins	Present
Mayor Neibart	Present

Also, present:
Bob Casey, Interim, Township Administrator
John Mills, Township Attorney
Maria F. Coppinger, Township Clerk

STATEMENT OF ADEQUATE NOTICE

Adequate Notice of this meeting of the Township Committee of the Township of Mendham was given as required by the Open Public Meetings Act as follows: Notice was given to the Observer Tribune, Star Ledger and published in the Daily Record on September 24, 2020. Notice was posted on the bulletin board in the township offices and notice was filed with the Township Clerk.

SALUTE TO THE FLAG

RESOLUTION

Ms. Duarte made a motion to introduce Resolution 2020-186. Mr. Orlins seconded the motion. Ms. Duarte read the resolution for the public’s information.

2020–186 Resolution of the Township Committee of the Township of Mendham Appointing Student Representatives to the Environmental Commission, Parks and Recreation Advisory Committee and Historic Preservation Committee

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio					<input checked="" type="checkbox"/>		
Ms. Duarte	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		
Mr. Monaghan			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
Mr. Orlins		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Mayor Neibart					<input checked="" type="checkbox"/>		

PRESENTATION

The presentation is about the Mendham Township Construction Project regarding the facilities for Town Hall Administration, Library and Police Department with Cornerstone Architectural Group. Scott Marchio, a Senior Architectural Designer with Cornerstone Architectural Group made the presentation, which is attached hereto.

Mayor Neibart made comments regarding the proposed project. Mayor Neibart’s remarks are attached hereto.

OPEN TO THE PUBLIC

Craig Schreder – 1 West Main Street, Brookside –Mr. Schreder is a resident of Brookside with several concerns that stem from a lack of information on the project. However, he expressed that tonight's presentation was terrific. Mr. Schreder made the following comments:

- The design estimates are not a comprehensive plan. A comprehensive plan includes design estimates, space allocation, where you put things on a site, but it also includes the impact to residents, other opportunities, and constraints.
- He does not oppose a new police building. He is shocked that the previous township committees have not done a better job as a steward of the municipal government's facilities, which is a serious concern.
- His concerns are as follows: the impact on the historic district, finance issues, and residents' financial impacts—also, the timing of such a project when such personal budgets are constrained due to COVID-

19. However, after listening to the presentation, that issue is not very important because we are in deep trouble due to the facilities' current state.

- We have to conduct a development that includes alternatives, transparency, and communication; without these three items, we will embark on another major township development that will produce a less than desirable outcome for the township.
- We can't have meetings and present facts; we need to open it up and have transparency.
- He requested that the Township Committee conduct a comprehensive plan and share the analysis of all site alternatives, including sites beyond the boundaries of the municipal area we have seen on the map (ex. Ralston Fire Station).
- He is willing to provide his time and professional knowledge to act as an adviser on the project.

Gary D'Aries – 16 East Main Street – He acknowledged that the police department needs to get the community's support. Mr. D'Aries expressed that the community would like to see the plans and the building's look before it is built. He asked if the structure would be consistent with the area and if it provides all of the requirements for future needs. He noted that it is prudent to look at other locations; he doesn't believe the proposed site is fitting.

William Levitan – 11 Levitan Lane – He doesn't think it's appropriate to congratulate a government entity for finally addressing a problem that has been staring it in its face for at least 30 years; a very serious problem at that. He is certainly glad that the Township Committee is looking the problem in its face and dealing with it. He is also pleased that the project's scope, as defined now, is being defined the way it is. The scope is a modest and conservative architectural endeavor. It's consistent with the area as it exists now and also, very reasonable cost. He noted that interest rates cannot be better now, and there is no better time to engage in this project. He recommends that Township Committee move forward with the project.

Deborah Macy – 1 West Main Street – She asked for clarification on the library's need for square footage. She suggested having the library at the "Pad" (4 West Main Street). She expressed that a 5,000 sq. ft. police station with a septic system will be a large building for the surrounding residents to look at in the neighborhood. She also likes the idea of moving the police station to Ralston.

Robert Wowk – 12 Cooper Road - What are the next steps to inform the community? Do you intend to survey the community with a couple of options or a referendum? Understanding the requirements for space, he asked if the township is taking any of the learnings for Covid, like potentially working for home, organizing those spaces, sharing library facilities, and thinking outside the box.

Mayor Neibart commented that there is a matrix that evaluates all the locations for a potential police station. She noted that the Ralston location has easements, floodplain, wetlands that would not permit the expansion of the Ralston location to include the police station. The next stage is to get public input and then possibly go out for a bond ordinance.

Mr. Monaghan explained that as part of last year's study, we looked at all these different locations. We learned that the county and township own about 25% of all township properties, which is a lot. He explained that most of the properties are encumbered, either by an open space easement, wetlands, or by how the township inherited the property. There are very few places that we own, that we can build a public use building. He noted that we have looked at many options for the location of the police department.

Sam Tolley – 15 Woodland Road – Sam Tolley – 15 Woodland Road – Mr. Tolley expressed that parking at the site is extremely poor for any facility you would locate at the "pad." He noted that the architects indicated four parking spots next to the septic system in tonight's plan. As a point of fact, the firehouse was very interested in putting several parking spots in that area, but NJDEP would not permit it. He believes that the parking element needs to be addressed. He expressed if the town does not have a suitable property, then, unfortunately, the town has to buy a suitable property for a police station which is needed – there is no question about it.

Patricia Zimmerman – 3 West Main Street – Remarks are attached hereto.

Pat (Trish) Zimmer – 13 East Main Street - Ms. Zimmer told her story of when she purchased her home in Brookside, specifically noting all the area's landmarks. She urged Cornerstone to take the opportunity to visit those places so that it can influence what it is they build and how they built it. She loves the fact that the township restores the administration building; she appreciates the provided summary but would like more details and information, especially on repurposing the police department. Ms. Zimmer expressed that she can't believe the police department's conditions and what they have to put up with; it's such a disgrace. She said that we need to do something so let's do something that fits the historical community.

Judy Denman – 15 East Main Street – She is all about reuse, repurpose and would like to see a plan that we rebuild on the current location, on the flood zone, whatever it is. She knows how much we need a new police department.

Anatasio Konidaris – 6 Ballantine Road – Mr. Konidaris thanked everyone for their work on the project. He would like to see a thoughtful and independent analysis on moving the police station in the Ralston area. His first concern is timing since the committee is trying to make a decision during a pandemic. His other concern is the notion that interest rates are low and we should take advantage of them, which is no reason to take on more

debt. Another concern of his is the scale of the project. His final concern of the evening is the project's execution; he has no confidence that the town can execute a contract within budget.

Randy Lee – 24 Oak Knoll Road – Mr. Lee expressed that he has been hearing about the police department's conditions for a while now. He knows the Township Committee has taken a lot of time and effort to put a plan together, but we need to do this now. He noted that the facility is a liability waiting to happen; both facilities, Town Hall and Police. He understands the sensitivity of the residents that live in that area. He suggested building something nice and bring some input from the historic district. We have to do something, let's go!

Anthony Tango – 10 East Main Street – Mr. Tango is in full support of law enforcement and supports improving the facilities in Brookside. He expressed that it's terrible that employees have to work in these conditions both at Town Hall and the Police Department. He is all for the renovations and new facilities. Mr. Tango spoke on a couple of experiences he had in town – siren concern, a variance for his home. He asked if there is someone on the committee that is qualified to review the architectural reports.

Mike Sanford – 30 West Main Street – Mr. Sanford is in full support of the police department building. He noted that the video presented during tonight's presentation was telling, and something needs to get done soon. He would be interested in learning more about the project and having community input. He would like to get involved maybe in a sub-committee. He noted that taxes are a concern, but his main concern is the historical character of Brookside.

Rick Blood – 32 Tingley Road – Mr. Blood thanked the committee for their work on the project. He is in favor of the renovations at town hall and police department which is long overdue. He noted that keeping the building at the current location could be a very difficult site to improve upon. He agrees with the comments about keeping the building in character with Brookside. He suggested the Township Committee look at the parking layout. He looks forward to future designs and layouts.

Spence Killam – 10 Old Orchard Road – He has been in town for more than 20 years and the fact that nothing has been done about this before now is extremely frustrating. He appreciates that the committee taking on project, he understands it's a huge project but we have to act. We have unsafe conditions; town hall is an embarrassment which is not helping property values. He is all for the historic district and believes it should be appropriately designed but we have to act.

Warren Gisser – 39 West Main Street – Mr. Gisser thanked the Mayor and the full committee for taking the time to do this. He clarified a few things. The plan presented tonight is a different plan than last year; this is a superior plan because it includes Town Hall. In a June meeting, we established the support of the agency, overwhelmingly. In October, we started making presentations related to the new police headquarter, and overwhelmingly the plan was supported. As it relates to where you can build and what you are going to do, any solution will have its objectors. There is a matrix on the several locations. Mr. Gisser noted it's never an easy decision; every time a Governing Body brings something forward, new people are brought into the conversation and have a sense that it's something that just started happening. He expressed that it's time to act. There is no perfect solution, but this plan is a darn good one mostly because it includes a second element of the critical infrastructure that we need to address. He noted it's tough when you walk into Town Hall; we ask a lot of people to come here every day to serve the people of Mendham Township. The conditions are difficult, to put it mildly. Through the efforts of the professionals that oversee projects like this one, he is sure that a building that is respectful and consistent with the area can be constructed. He believes in the end, it's an improvement to the visual presentation of the area of West Main Street, and most importantly, it serves the community.

Kevin Denman – 15 East Main Street – Mr. Denman thanked the chief and his department for the work they do. The police department has to be supported and they need a safe and healthy environment. He would like to hear more on why shared services is not an option.

John Wicklow – 49 Mt. Pleasant – He thanked the committee for their efforts. We support the proposal to move a project like this forward. We owe to them and ourselves to provide our police department with adequate police building. There are surrounding towns that do not have what we have and have much better facilities than we do. He respects everyone here who had an opinion about the esthetics and cost; he shares those opinions, and there has to be a way to come up with a balance to achieve everybody's want, amend their dislikes, give and take and do what is right for the town.

Gilbert Caputi – 10 West Main Street – Mr. Caputi expressed it was a very nice presentation but would really want to see this building somewhere else because Brookside and East/West Main Street is so pretty. He believes the police departments need a bigger building that what is presented. He would also like to see a subcommittee formed but would like to see the police get their station as quickly as possible.

Sante D'eidio – 8 Ballantine Road – Mr. D'eidio congratulated that committee for moving this project forward. He expressed let's get this done one way or another.

Patricia Zimmerman – 3 West Main Street – Ms. Zimmerman disagrees with a previous comment that was made that you can never find a place where no one disagrees with the placement of a new building. She noted that the building that the committee is suggestion is 5,000+ square feet is a huge building. She expressed that the committee needs to look outside the box and suggested starting with Ralston.

Michael Merritt – 73 Mountainside Road – Mr. Merritt had the following questions / comments:

- 1) Would the committee please detail the cost of the study last year and then this year?
- 2) Not reviewing the septic seems a big oversight and the feasibility of this plan hinges on quickly assessing this issue.
- 3) Please make the full details of this study available on the Township website.
- 4) The study tonight seems to have ignored the range of options explored last year. How was last year's study and learning integrated into this new study?
- 5) What is the process for moving forward? The question was asked and the answer was extremely vague. "Collect input and then pass a bond ordinance."
- 6) I remind the TC of the "Lessons Learned" study after the ESB was built with a \$2M overrun. Or the Pitney Farm purchase that took place with no community involvement or support.

Amanda Ferguson – Resident of Morristown – She has spent a lot of time in Mendham's library and hope they get what they need.

Jane MacNeil – 31 East Main Street – She is a realtor and suggested looking at existing homes with modifications for a police station.

Ms. Duarte read into the record; she received a couple of emails from resident who were not able to participate in the meeting.

Linda Fairchild - What are the alternatives for the building other than idea of Main Street across from the Zimmerman's residence. What happen to the idea of reconstructing the existing building?

Bill Yacker - 5 Tall Oaks Court – Mr. Yacker was struck by the proposal to hire architects to renovate the Town Hall; the last 6 months have proved to us that we can accomplish so many things virtually and without a physical presence. For most, if not nearly all organizations, this translates to an opportunity to significantly reduce physical space and premises expenses. He asked if the Township Committee taken a serious look at this opportunity to reduce the need for space, particularly before plowing ahead with a costly renovation of existing space; the question might even be asked, why do we need a dedicated town hall at all?

Ann Van Voorhis – 2 Roxiticus Road – She was concern about the timing of the project; she is worried about the cost to taxpayers in particular how it would affect seniors who are on fixed incomes. She is also very concern with residents, who have been affected by COVID-19 through the loss of their jobs or businesses.

DISCUSSION

Ms. Duarte thanked everyone who participated in the meeting. She made the following comments:

- o We all have to concede that this has been kicked down the road for many years.
- o There is a concern, which she has also seen, that previous projects do not go as plans like Pitney and the current Brookside Emergency Services Building. It's a concern that she shares deeply. If this project goes forward, we need to be careful about the expenses, the project management and ensure that it is done correctly.
- o Community input – it is really important to make sure we have additional public input. She likes the idea of a survey.
- o In terms of the project itself, it is great to hear that there is unanimous support for the police and for making sure that we fix and give them a facility that is really what they need. We do not have facilities for female police officers – what year are we in?
- o Town Hall is not ADA complaint which is a huge issue – to a certain extent discriminatory.
- o She heard from the local Brookside residents that we need to maintain that historical integrity which is also truly important to her.

Mr. Baio would like to speak to civic pride and wants to recognize the poetic aspects of a building in the context of civic pride. Finally, he wants to acknowledge this very brief window in time that we have right now in achieving that. He expressed that no one should not advocate for public buildings; public buildings speak to the community; they do not oppose the community. He noted that it's the style, makeup, manner, scale, and vernacular - it is addressing that vernacular, which matters, so the design is key, not the building. Its location can be maneuvered and can be articulated in positive ways that benefit the community directly in front of it, be it residential or municipal. Those are the key aspects of nuance that our architects can address. Secondly, he would not support a project which does not contribute to the fabric of Brookside. New construction, as he has said, embellishes neighborhoods, so focus on that. He would not support a design that did not consider the industrial, mining, and settlement portions of Brookside's history – crucial elements that probably don't exist but can be memorialized in the building's design. Finally, he would not support a design that does not come by way of a citizen panel. This building should reflect the values in the design of a citizen panel.

Mr. Monaghan expressed that he is a neighbor to the proposed facility. He agrees 100% that this facility absolutely needs to reflect Brookside. We haven't decided on the building's design, and we should not be the only deciders of the design – it has to be citizen input. The entire building is a comprise. If we wanted to spend lots of more money, we could buy a piece of property – all that extra money would go to site work and new infrastructure. The question then becomes, how important is it that we be fiscally responsible while we address this need. In his view, it's very important. Overall, in the last two years, we have arrived at a solution that solves

two significant town problems. We need more details, but we are moving in the right direction. We need the public's support and input.

Mr. Orlins provided a breakdown of the financial impact to residents. He noted that even pre-election, he started conversations with the Borough, and there was significant interest in shared services. Some council members are interested; however, there are more that are not. He expressed that things can run parallel while we explore other options. He appreciates the police department, but he is also a fiscal conservative. He is pleased that last year's 7,500 sq. ft. police department has been whittled to about 5,000 sq. ft. What he thinks is the silent majority, is very fiscally conservative and at the same time want to do the right thing by the police department. The second part of the project with the Town Hall is encouraging. We should discuss some aspects, some more, but if we are going to move forward, we can do them in stages.

Mayor Neibart encouraged the public to contact the Township Committee members to engage more about this project. Information will be posted on the website. Mayor Neibart provided a brief explanation on the next steps which includes introducing a bond ordinance.

ADJOURN

Motion to adjourn made by Ms. Duarte and seconded by Mr. Orlins.

Meeting adjourned at 9:20 PM.

Respectfully submitted,

Distributed: 02/20/2021

Approved: 02/22/2021

Maria F. Coppinger
Township Clerk

Attachments:

1. Proposed Construction Project Town Hall Presentation – presentation in 8/10/2020 section of meeting minutes
2. Mayor Neibart's Remarks
3. Patricia Zimmerman's Remarks

Before debate commences, I think it is only fair to set the stage for this Ordinance as well as thank all of you for coming to speak at the meeting tonight. I know the format of our meetings aren't exactly conducive for conversation but I do want to let everyone know that we are actively listening.

To get a little technical - Tonight's meeting is the introduction of the ordinance, and we will have another meeting in a couple weeks with a public hearing. The vote tonight is to bring this ordinance to a public hearing.

The township committee has been discussing these proposed construction projects for years, and this year we started speaking about in May. At the risk of sounding repetitive but since we have some new faces in the audience and on ZOOM, I wanted to give some background on this project and answer some questions that have been brought up tonight and the past few weeks.

I was appointed to the Township Committee in 2018. As someone who has worked in government and politics for years, I was excited about the opportunity. I remember my first meeting wide-eyed and bushy tailed. I stated that I was for lower taxes and shared services. When then Mayor Rich Deignan asked me what committees I wanted to be on, I said I wanted to start an Ad Hoc Shared Services Committee with our bordering towns thinking that with my relationships with the elected officials across the county I would be able to strike some deals and save money.

Although coming to agreements with our bordering towns on shared services was not as easy as I thought. We were successful - DPW, shared court, animal control services. But Police Services in something that I was particularly interested in. I never understood why two small towns Mendham Borough and Mendham Twp. had their own police departments. The following year, in 2019, Mayor Warren Gisser arranged a meeting at the Mendham Boro Police Facility. During that meeting Mayor Gisser spoke to the Boro about our PD cohabitating in their facility and possible merger opportunities down the line. After several minutes of the conversations going in circles and while I sat across from Chief Johnson, I looked at Mayor Glassner from the Boro and I said how much - how much would it be to Contract for Police Services from Mendham Borough. They couldn't give me the answer. On the way home, Warren turned to me and said I am so glad that you were there Sarah and I said me too because I wouldn't have believed you, if I wasn't there.

This year, Township Committeeman Jordan Orlins also started an effort to look into opportunities to partner with the Borough on Police Services and the conclusion he came to was similar. They have other priorities and are not interested. This conversation came to a head, when the Twp. Committee unanimously passed a resolution to retain and support our Mendham Township Police Department.

At this point most of you have seen the video of Chief Johnson and the current Police Facility. If you have not, I urge you to view it on our Twp. website.

About a year ago, to the day, I sat in the Township Meeting Room listening to former Mayor Warren Gisser give his presentation about a plan for a new Police Facility next door on the pad site (4 west main street).

Before that meeting I voiced my strong opposition to Warren on the project. I recognized that the police needed a new facility but I thought the proposed project did not take a good enough look at our existing buildings, and I strongly believed, at the time, there were other locations and buildings in town that were not being fully utilized and could be an adequate location for a Police Station.

Fast forward a few months to when I became Mayor.

During my first couple months as Mayor, I was focused on updating our Emergency Operations Plan. Upon review of the plan, and assessing our buildings, it became clear to me very quickly that two critical infrastructure facilities, our police station and our town hall building, were failing and that immediate action needed to be taken.

At first, I thought of the Police Station and Town Hall as two totally separate projects; however, that was until I was in a meeting with architects and engineers about updating the Police Station. We went through every OPEN municipal owned location in town, and they explained to me the challenges with building a facility on every location. Per many of your requests, that matrix is now on our Mendham Twp. website.

After some difficult conversations. CFO Karen said to me “what about this building” - referring to Town Hall. It was the first time I thought of it. Between the first floor and the top floor of the town hall building, there is 10,000 sq feet so it would be large enough to house a police station on one floor; however, our engineer explained to me that a study would need to be conducted about the operational deficiencies of the Town Hall Building. No one could find blueprints of the building and a lot of questions needed to be answered. He said that regardless of whichever department occupies the Town Hall building, huge improvements would need to be made but that you would need a study to evaluate the extent of the improvements needed.

That is how we came to doing a feasibility study of the town hall building.

As many of you heard the last few months, we are dealing with deferred maintenance and huge operational deficiencies in both our Town Hall Building and Police Station.

Throughout the architects' assessment of the Town Hall building, they updated us on their findings. They concluded that the costs that it would take to fix the failing infrastructure and roof, update all of the systems, and make the building ADA compliant were almost \$2 million dollars. Hearing these costs, and understanding how old the building is, originally we thought - Hmm... maybe it makes more sense to tear down the town hall building and build a new building that would include the town hall administration, police, and the library.

The architects presented their findings in August and that was one of the proposed plans. However, that plan was very expensive... to the tune of \$8 million dollars. After the initial presentation from the Architects it became clear what the priorities of the Township Committee were:

1. Historic Preservation:
 - a. The building we are currently sitting in 97 years old.
 - b. Many folks in this community see it as a historic structure.
 - c. Also, updating town hall, would allow us to utilize adaptive maintenance.
2. Cost effectiveness:
 - a. This Twp. Committee would like to address our infrastructure needs at a reasonable cost.
 - b. We are the first township committee in almost a decade to not raise taxes (actually there was a tax decrease for some residents).
 - c. We have an aggressive debt plan that we are looking to maintain.
3. Update our Facility to ADA Compliance:
 - a. Our facilities are public buildings and they should be ADA compliant.
4. Allow the police operations under one roof:
 - a. The current facility is insufficient - to put it lightly.
 - b. There are huge regulatory and cost barriers to expand the police facility on the existing footprint (which I'll get into later)
 - c. As you heard from Chief Johnson there are currently four structures that the police operate out of. The square footage of the existing facility is between 1,800 - 1,900 sq ft.
5. Give more space to the Library.
 - a. The library is a gem to our community, and their programming has extended to offering many community programs.
 - b. We would like to give them a larger space and update their systems.

6. More community space.
 - a. Something that I know our Recreation Director would want me to highlight. Is the need for indoor spaces for community programs.
 - b. Currently, our Mendham Gets Fit classes are held in the Meeting Room in Town Hall.
 - c. There are no spaces for senior programming or large rooms that are accessible to the public.
 - i. These spaces should exist yes, for community programs and recreational programming but also for emergency response efforts.
7. Propose a Comprehensive Plan

After these priorities became apparent to me, I went back to the architects to discuss. I told them that tearing the town hall building down was off the table. And that the committee wanted to move forward with a plan where Town Hall would be updated and expanded.

The architects then came up with the plan to update town hall and expand it, gut the first floor and put the police on the first floor of this building. The plan was also to build a library next store at the Pad site.

This Plan was \$6 million dollars.

For those of you who were at our meetings, we discussed this proposal; however, the cost was not palpable to many members of the public and the current TC members sitting up here. I then spent a lot of time talking to our architects, speaking with TC members and intaking additional feedback from the community.

After talking to the architects, the most cost effective solution would be to build a police station on the pad site, update and expand town hall to give the library 700 more square feet.

As the architects stated the cost of this project is between 4.8 - 4.9 million dollars and that is not including potential state grants, fema \$\$, and fundraising efforts.

I know this is not a perfect solution. None of us are getting our ideal scenario but everyone gets something, and we are making significant improvements.

I have heard many folks make comments, well this is the same proposal as last year. That is not true. The proposal from last year only addressed building a new police station. And the police station proposed was 7,500 square feet (2,000 more sq feet) than what we are proposing today.

A few concerns I have heard around the community that I would like to address up front.

The first is what about sharing Police services with Mendham Boro. I believe i already addressed that one.

Two - why was the pad site chosen? This was my first question to Warren a year ago. And i think it's important that all of you go through the exercise that Warren went through last year and this Township Committee did this year.

1. Ralston Firehouse:

Pro: Central Location along Route 24. Close to the Borders of Mendham Borough & Chester Twp. - The land has been previously developed.

CON: Septic is a Big Challenge: needs a new septic with limited space to locate it.

Potentially problematic due to wetlands. Next to a floodplain. Inadequate amount of space to maintain both fire apparatus and police operations. - Inadequate parking. Also, passive recreation areas around it.

2. Ralston Cidermill:

Pro: - Central Location along Route 24. Close to the Borders of Mendham Borough & Chester Twp. CON: Located adjacent to a Category 1 Waterway. Undeveloped Land:

sitework needed. Stormwater Management Costs: expand impervious coverage, underground retention

system - needs retention basins and water quality structures. - Septic system is required.

Impacts to existing Cider Mill operation. Limited to no paking.

3. Current Police Facility on CHerry Lane:

Pro: Maintain police operations at current location. - Maintain a municipal complex. Adequate parking.

Con: - Footprint restricted: inadequate developable space to meet building needs. Current footprint of the building is 1,200 sq ft. The whole facility is 1,800 - 1,900 sq ft. The polie need approximately 5,000 sq ft. Current facility is between 2 Category 1 Waterways and is in a floodplain. Costly NJDEP permitting for flood impacts. Septic system is failing; would require a specialized septic treatment system. A good example of this is a few years ago when the bridge that connects the police facility to the municipal parking lot was failing. To even be able to repair, the permit fees were approaching six figures. DPW turned hat bridge into a pedestrian bridge.

And finally -

West Main Street (adjacent to Town Hall). Pro: - Site is already developed & parking is currently available. - Potential to utilize existing septic system. Limited site development costs. Maintain a municipal complex. Adequate room for building. Originally purchased in 1987 for municipal purposes. Upon reading Committee Minutes from April 1987, 4 West Main Street was purchased for future municipal purposes. It also has been included in the Master plans since 1978. It also the most cost-effective option.

There is also the question about purchasing a home that is recently for sale. In addition to the costs for the purchaseaaa, additionally demolition costs need to be taken into account. Also, you would need to take into account, taking that property off the tax roles.

Another point is concerns about real estate prices going down on west main street.

I have done significant research on this project. Since the municipal complex is already located on west main street and cherry lane, moving the police department across the parking lot would not cause housing values to go down. To be honest, the siren is the biggest affect on the west main street neighborhood. And we are working to get rid of the siren. Additionally, we have already decreased the hours of the siren from 6am - 10pm to 8am -

Cost of the project

Impact of Town Hall Reno/PD Facility:

The debt plan for the project includes financing through temporary notes in 2021 and then rolling into long term bonds in 2027. We will begin to pay down the temporary notes in 2024 which will increase the debt service portion of the municipal operating budget by \$74,440. The impact of this on the average resident owning a \$900,000 home is a \$35.88 increase in their annual tax bill. Our current debt plan will remain unchanged if we maintain our current capital plan of investing \$1.2M in capital projects per year. Our temporary notes will be paid off by 2035 and we can move to paying cash for capital items.

For clarification, the debt plan for Town Hall Renovations and New Construction for the Police Department incorporates the new debt we would be taking on within our current debt service. Because we already have funds in our budget for debt service, once debt falls off from old bonds in 2024 we can incorporate this new debt into our budget with minimal tax impact. Through notes we are able to expand the useful life from 14 years to 18 years.

Principal: $\$4,750,000 / 18 \text{ years} = \$263,888.89$

Interest: 3.5% = Estimated \$73,000

Because we are able to layer it in to our debt plan, the impact is not as significant.

Also, talking to the building aesthetics, The proposed building proposed is the same height of the current facility. Additionally without a sally port the proposed building is narrower. Any proposed building will be within the historic context and the aesthetic of the rest of the town.

As you know, I have been appointed by you our Town Historian. In that capacity, I do not think in terms of the next 5 or 10 years, but of what we will be leaving behind for our children and grandchildren with actions we take now. What will Brookside look like in 50 years? Will our children have the same small town experience? Or will Brookside be just another cookie-cutter NJ town? So I look to the past for inspiration and guidance:

Years ago, and before my time, a local resident, Mr. Kiser, gave to the town all the land now known as the Brookside Community Club - this included the ground the Club House sits on, as well as the ball fields and open land behind most of the houses on the south side of East Main Street. Mr. Kiser wanted this land preserved for his day and future generations. In recent years, to honor his legacy, and to assure preservation of the land, the Club Board put the property under NJ Green Acres protection.

In 1968 my husband and I bought in Brookside - our first house. You all know what a big step that is. Within months, we were told that the Post Office was for sale and Texaco was looking at it to put in a gas station. Before they could act, a local resident jumped in and bought the property. Then - fifteen or 20 years ago, the Postal Authority wanted to tear down the building and replace it with a new modern structure. Townspeople wrote letters and picketed with placards, etc. We were an amateur group, spearheaded by the local librarian, and we won. (Actually, it was fun!)

Going back to when we bought our house - Ernie Maw, a long time resident of Brookside (he claimed he was born here), knocked on our door asking us to donate \$3,000 to the "cause". He explained that the person who owned the large parcel of land on the north side of East Main Street was planning on selling his land - probably for development. Ernie had talked the man into giving him a month (perhaps two, I do not remember) to raise the money to buy the land for parkland. Ernie had a very persuasive personality. He raised the money (sadly, without our help - we had just bought our first house - I don't think we had \$3,000) - and the result is Dismal-Harmony Preserved Open Space.

You had to have known Ernie (or Slug as he was called) to know what a dynamo he was. He wanted his beloved Brookside protected from the State, the County and Local Government, so he convinced the Township

Committee and the community at large to apply for listing on the National and State Registers of Historic Places. The application was submitted in 1993 and approved shortly after - it did not take much to convince the State that Brookside was deserving of the designation.

Finally, you all will probably remember this last example - a couple years ago the County proposed rebuilding and improving the bridge in the center of Brookside which included widening it to the point that, as a local resident described it, you could land a plane on it. Residents were outraged and lobbied the County. You can see the result - the bridge was widened only enough to add a sidewalk, and they agreed not to straighten the curve in the roadway, because it tends to slow traffic down. The County went to great lengths (and expense) to replace the railings as they were pictured in a photo of the bridge taken probably in the 1920's or 30's. This cooperation and consideration was enhanced by having Brookside as a Registered Historic District

In summary, it has not been an easy road for those who came before us. Through their DEDICATION & DETERMINATION they laid the framework for what we enjoy today. Now it is up to us to be certain that decisions made in these times will be compatible with and protect the integrity of the Brookside Historic District.

HOW MUCH TIME DID I TAKE?