

BOROUGH OF TENAFLY
MAYOR & COUNCIL
SPECIAL MEETING MINUTES
WEDNESDAY, JULY 21, 2010
7:30 P.M.
MINUTES

- PRESENT:** Mayor Peter Rustin and Council members Anthony Barzelatto, Nadia LaMastra, Michael Lattif, Joseph McDermott, Patrick J. Rouse, and Jon Warms
- ABSENT:** Borough Clerk Nancy Hatten
- ALSO PRESENT:** Borough Administrator Jewel Thompson-Chin
Borough Attorney William R. McClure
Chief of Police Michael Bruno
Borough Engineer David Hals
Architect Joseph Frangiosa, Firm of Arcari & Iovino
Chief Financial Officer Gene Vinci
Construction Official Bob Byrnes

At 7:04 p.m. Mayor Rustin read the Open Public Meetings Act Statement: "In compliance with the Open Public Meetings Act P.L. 1975, chapter 231, the notice requirements have been satisfied. Meeting dates for the year are listed in the Annual Agenda; copies are sent to the Press Journal, Record, Suburbanite, Northern Valley News and posted on the bulletin board in the lobby of the Municipal Center."

Presentations:

Michael Bruno, Chief of Police, explained that the Police Headquarters is 47 years old and has yet to be renovated. He stated that in 2003 he presented a proposal for the expansion of the Police Department Headquarters to the Police Commission, followed by a formal proposal to the governing body in January 2004. Chief Bruno then provided an overview of the history of this project and the many obstacles that have been encountered over the years. He expressed his frustration that it has been 7 years, over a million dollars have been spent, and this project has yet to begin. He pointed out the many areas in which the current space fails to meet state and federal mandates as well as OSHA requirements. At this point in time, he is simply asking the Council to make a decision as to whether to go ahead with this project and stick with that decision.

David Hals, Borough Engineer, stated that he has prepared the site plan for the proposed renovation/addition to the Police Headquarters. He discussed the proposed site plan and explained that the addition would be built in front of the existing space, extending 10 to 15 ft. past the existing curb line. He also described the various changes that would need to take place and issues that would need to be addressed such as drainage in order to accommodate the additional space needed for the expansion of the headquarters. In order to be able to complete this project, he explained that the police would need to be temporarily relocated. Temporary trailers will be rented and fitted for the police before they move in. As the temporary housing for the police department is being addressed, the project would go out for bid and all of the issues regarding the construction, addition, parking, and drainage will be addressed as part of the bid process.

Joseph Frangiosa, Architect from the firm of Arcari & Iovino, stated that his firm designed the architectural layout of the building. He explained that their firm had been asked to investigate an addition in front of the building with a maximum footprint of 12,000 SF with some renovation of the existing structure. He stated that, in turn, they proposed an additional footprint of less than 10,000 SF and a renovated area inside the existing police department of

5,000 SF with 2,000 SF being turned back to the municipal complex for future needs. He explained how they were able to utilize the current space. He also described the proposed layout and explained that it would be laid out according to function. Although they attempted to reduce the square footage of each area as much as possible, he stated that the square footage of the proposed addition is within 5 SF of the stand alone building. The final issue that Mr. Frangiosa addressed was that of scheduling. He stressed the importance of going out to bid now. In his opinion, there would most likely be a lot of competition as it's a slow time for contractors, allowing for the Borough to get better pricing. He explained that if the Council were to authorize the bid receipt at this meeting, the contract would hopefully be awarded at the September meeting and the shell of the building could be completed before the winter.

Council discussions with presenters:

Council discussed various areas of concern such as approvals that may need to be obtained from the Planning Board and Construction Official. Borough Attorney McClure advised that because approval had already been granted by the Planning Board for the stand alone building, it is his opinion that additional approval for the addition/renovation was not necessary. Bob Byrnes, Construction Official, informed the governing body that there were a few minor areas that needed clarification by the architect and those areas of concern are in the process of being addressed. Questions also arose as to why this amount of square footage was needed by the police. Chief Bruno explained that they first determined the needs of the police department both based on function and mandates from the state. They then came up with a layout and tweaked each space to ensure that every square foot could be justified. Councilman Lattif questioned whether there are estimates of the cost to run the new Police Department to which the Administrator replied that those numbers would be provided by the end of the week. Council inquired as to why the cost for the addition/renovation was so close to that of the stand alone building. Mr. Frangiosa explained that in trying to add to the existing building, other problems arose, increasing costs. He again stated that by going out to bid now, prices could come in lower than expected, significantly reducing the estimated cost of the project. Because of the construction problems that arose out of the expansion of the municipal complex, a concern was raised that a project manager or clerk of the works should be designated for this project. Borough Attorney McClure stated that this issue should be addressed in a work session.

Public participation:

Mark Zinna, 37 Hamilton Pl., stated that he has toured the police station and agrees that additional space is needed. He questioned whether sharing services with other towns may help to reduce costs over time. He was told that sharing police services is not realistic or an area that the Council is considering. The Mayor did point out that there is already a certain element of shared services among the neighboring towns by way of mutual aid.

Gerald Nigro, 5 Stonybrook Rd., Tenafly, questioned whether a comprehensive comparable analysis of other communities with regard to space requirements had been conducted. He also inquired if the funds would be frozen and used towards other debt should the bids come in lower than expected. The Mayor responded that applying unused funds to unretired debt is definitely one of the options that would be considered. Chief Bruno explained that the square footage was determined by the needs of the police department as well as state mandates. Mr. Frangiosa pointed out that in addition to state mandates, there are also ADA requirements that needed to be considered in the proposed layout.

Ernest Kollitides, 164 E. Clinton Ave., stated that an addition of 2,000 square feet should address the needs of the police department without the need to move them. He questioned whether the Borough Engineer's involvement with this project is a conflict of interest. He also expressed his opinion that the project should be controlled by one person in order to keep costs in check. Borough Attorney McClure advised that it is not a conflict to have the Borough Engineer involved with this project as it is one of his functions as the Borough Engineer.

David Simpson, 12 Woodland Park Dr., Tenafly, feels that the Council needs to consider the current economy when deciding whether to go ahead with this project. He further stated that the square footage necessary for the police to operate needs to be determined. If the Council is to go ahead with the project, he urged that they do not allow any change orders.

Melvin Lubens, 33 Stonybrook Rd, questioned what had happened to the \$5,000,000 bond appropriated for this project. He expressed his opinion that we cannot afford to go ahead with this project at this time.

Gady Reinhold, 20 Hillcrest Dr., agrees that the police do need this space. However, he asked the Council to consider the present economy and urged them to relook at the numbers to reduce the cost to the taxpayers.

Mark Feldman, 133 Lylewood Dr., acknowledged that space that the police currently have is inadequate, but is unsure whether the requested amount of space is justified. He does not feel that since the Council decided to renovate as opposed to construct a stand alone building, there has been a clear discussion of cost and square footage with the public. Chief Bruno responded that after making his initial request to the Police Commission, he presented a formal proposal to the governing body. He has since been asked to attend several meetings of the Mayor and Council to justify the need for additional space and explain the details of what is being requested.

Robert Fuller, 300 Riveredge Rd., questioned whether the money needed for the project would be bonded. He was told that the money had been bonded 4 years ago.

Bill Kelly, 24 Midwood Rd., stated that he had viewed the proposed plans for the addition/renovation and questioned why certain spaces were necessary. Chief Bruno addressed each area of concern and explained why those spaces were needed.

Steve Savas, 40 S. Park Dr., expressed his opinion that a space inventory as well as a needs assessment should have been conducted. He believes that the Council needs to decide how to better manage this project. Councilwoman LaMastra pointed out the Council spent \$5,200 in 2003 on space studies and 5 design options were presented. Councilman McDermott explained that the Council did request information as to square footage needed by each police officer and Chief Bruno did provide that information to the Council.

Gerald Nigro, 5 Stonybrook Rd., inquired whether the mandates pertaining to square footage are available to the public. Mayor Rustin responded that the Council could instead provide which areas of the police station are mandated. Mr. Nigro also asked whether the 5 design options provided in 2003 were available to the public. He was told that although they are no longer relevant as they pertained to the stand alone structure, they should be available.

Ernest Kollitides, 164 E. Clinton Ave, expressed his opinion that the efficiency of a police department is not dependent on the amount of space. He then questioned the number of police station projects with which the Borough Engineer had been involved. The Borough Engineer responded that although this is his first project involving a police station, none of his work involves the building itself. He is only involved with the site development.

Council deliberation:

Council discussed the many areas in which the current police headquarters does not meet state mandates. There was also discussion of the increased demands placed on the police department due to higher traffic volume as well as the increased number of motor vehicle accidents. A concern was raised over change orders and there was a request to have comprehensive specifications in the RFP. Council agreed that there is a need for a project manager and decided that this issue would be placed on a work session agenda. Council also agreed to have the Planning Board review the plans for the Police Headquarters Expansion Project and verified that the concerns of the Construction Official were being addressed.

Mayor Rustin recognized Councilman Rouse:

#R10-254/Authorize Receipt of Bids for Police Headquarters Expansion and Renovation Project

Motion by Councilman Rouse, second by Councilman Warmis

WHEREAS, Capital Ordinance No. 09-18, adopted via resolution #R09-345 on September 8, 2009 following a public hearing as required by law, has allocated funding for the project known as the “Addition and Renovation of Tenafly Police Headquarters”; and

WHEREAS, no petitions contesting the validity of said funding ordinance were filed with the Borough Clerk within the estoppel period as set forth in N.J.S.A.40A:2-17; and

WHEREAS, the Architect retained for this project, Anthony Iovino, AIA, PP, LEED, of Arcari and Iovino Architects, P.C., has prepared plans and specifications for the expansion and renovation of the existing police headquarters, and said plans and specifications have been reviewed by the Borough Attorney, the Director of Buildings, the Construction Official and appropriate subcode officials; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this project.

NOW THEREFORE BE IT RESOLVED that the Mayor and Council hereby authorize the receipt of bids for the “ADDITION AND RENOVATION OF TENAFLY POLICE HEADQUARTERS” at 11 a.m. on Tuesday, August 31, 2010 in the Council Chambers at which time and place said bid shall be opened and read aloud; and

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized to advertise for the receipt of bids in the Sunday, July 25, 2010 issue of the Record, in accordance with the Local Public Contracts Law.

On a roll call, the vote was recorded as follows:

Councilman Barzelatto	aye	Councilman McDermott:	aye
Councilwoman LaMastra:	aye	Councilman Rouse	aye
Councilman Lattif:	aye	Councilman Warmes:	aye

Adjournment:

There being no further business to come before the Council, on a motion from Councilman Rouse, second by Councilwoman LaMastra, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Lissette Aportela-Hernandez
Borough Clerk