

REGULAR MEETING of the Moonachie Planning Board called to order, J. Molinari, Chairperson in the chair, at the Kathryn E. Flynn Civic Center on Thursday, June 16, 2016 at 7:12P.M.

Mrs. Molinari called for Pledge of Allegiance to the Flag.

ROLL CALL: C/ Surak, J. Molinari, D. Dressel, V. Drozd, J. Telesmanic - present  
Mayor Vaccaro, N. Derevyanik, M. Sartori, J. Campbell – not present  
Alternates – R. Petrella- present  
M. Meehan, C. Pallas – not present  
Attorney- J. Novello – present  
Engineer- not present,

Secretary stated that notice of the meeting was announced in accordance with the Open Public Meeting Act.

Motion by R. Petrella and second by C/Surak to adopt the minutes of the Regular Meeting of May 19, 2016.

ROLL CALL: C/Surak, Molinari-ayes, Dressel, Drozd – abstain, Telesmanic, Petrella- ayes  
Four ayes, two abstain. Motion carried.

#### COMMUNICATIONS:

L+C Design Consultants PA – request for a courtesy review of the proposed new Municipal Building.

Louis Rossi, 35 W. Park Street- submission of a revised sketch by Bergen Fence.

Dewberry Engineers Inc. – notice of submittal of the applications to the NJDEP for a Section 401 Water Quality Certificate, NJDEP Freshwater Wetland General Permits 1 and 11 and a NJDEP Individual Flood Hazard Area Permits for Block 203, Lot 1 and Block 76, Lot 1.02 in the Borough of Teterboro and Borough of Moonachie.

Motion by J. Telesmanic and second by C/Surak to file communications.

ROLL CALL: C/Surak, Molinari, Dressel, Drozd, Telesmanic, Petrella.

All ayes. So ordered.

#### REPORTS:

None

#### OLD BUSINESS:

##### DOCKET #16-V1:

Application of Louis Rossi, Block 15, Lot 9, 35 West Park Street for variance to erect a six foot high fence.

Louis Rossi, 35 West Park Street – was sworn in by Attorney Novello.

Joann Rossi, 35 West Park Street – was sworn in by Attorney Novello.

Mrs. Molinari- stated that Mr. Rossi was at the meeting last month, and couple of board members went over to the property in order to define where the Borough property was and Mr. Rossi's property.

Mr. Rossi- mentioned that six feet fence will be 12 feet from Albert Street, this will be better than the bushes for visibility and there is a 4' gate in the front.

Attorney Novello- asked if anyone that went to the property could speak.

C/Surak- mentioned that he went with the construction official. He spoke about measuring in from the curb on Albert Street twelve feet, measuring 30 feet at the corner of West Park Street and 30 feet to the south on Albert. He mentioned if the bushes which are there now, are removed and the fence is placed at 12 feet, it increases the line of sight at that intersection. He stated that existing fence and the bushes are right against the sidewalk currently. Mentioned that by moving the fence 12 feet, Mr. and Mrs. Rossi will have several feet of grass after the fence from the sidewalk and homeowner will be responsible for maintaining that area. He mentioned that the new plan of the fence increases safety on that intersection.

Mr. Telesmanic- stated that this plan looks better taking the town property in account.

#### PUBLIC HEARING FOR DOCKET #16V-1:

No one wishing to be heard.

Motion by R. Petrella and second by J. Telesmanic to close public hearing.

ROLL CALL: C/Surak, Molinari, Telesmanic, Drozd ayes, Dressel- abstain Petrella- ayes

Five ayes, one abstain. Motion carried.

Motion by J. Molinari and second by R. Petrella to approve the application of Docket #16-1, Louis Rossi, 35 W. Park Street Block 15, Lot 9.

ROLL CALL: C/Surak, Molinari, Telesmanic-ayes, Drozd - abstain Petrella- aye,  
Dressel- abstain

Four ayes, two abstain. Motion carried.

The Board members discussed appeal time and memorialization of the Resolution for the approval of the application.

Attorney Novello explained that next meeting the approval resolution will be memorialized then the secretary will publish the decision and there is 45 days from the publication for the appeal time.

Mrs. Molinari called for a 5 minute recess.

Meeting reconvened after five minutes recess.

NEW BUSINESS:

Michael Milla, L + C Design Consultants – stated that they have been helping the Borough with Plans for the Municipal Building which has to be rebuilt due to substantial damage from Hurricane Sandy and they are in the process of beginning work with the contractor.

Grace Lynch, L + C Design Consultants- presented the Board the information for the design of the new Municipal Building. She explained that the plans for the new Municipal Building and she mentioned that the new municipal building plan is in compliance with the zoning requirements, with greater than 25 feet at the front, with greater than 15 feet at the side yard and with greater than 50 feet at the back yard. She stated that this is a courtesy review with the Board. She mentioned that the plans have been scaled back since the first design due to budgetary reasons, which was important. She mentioned that the open garage will be at the ground floor due to flood zone and there are two entrances, one on the street and the other entrance at the rear at the parking lot. She spoke about one elevator, which will be share with the Police and separate entrance for the Police & the main entrance. Spoke about Open Space grant funds for the Memorial Park, addition of more park area and relocation of memorial park with another separate Open Space grant. She explained the site plan of the new municipal building.

Mr. Milla- mentioned that the layout is similar to the way the Municipal Building is currently laid out. He explained that the main entrance of the current building was moved because it was hardly used.

Ms. Lynch – spoke about parking entrances and exits, she mentioned that they are opening Molinari Street curb for Police Department use. She mentioned that there will be four feet fence at the front, and landscaping. Spoke about the Police Department area layout, including men and women lockers, separate gender holding rooms, juvenile holding, Police Chief's office, two Detective rooms, breakroom, interview room, records room, file room and bathrooms and the use of the elevator.

Mr. Telesmanic- asked about location of dispatchers.

Ms. Lynch- explained that it will as people come in following the sign for Police and Court.

Mr. Milla – stated that the other entrances will have signs to use main entrance and after hours there will be a buzzer for the police to let people in, with a camera.

Grace Lynch- spoke about the courtroom, it is slightly larger than the current courtroom, it can hold 84 for people. She explained the layout of the Court, including rooms for the Court Clerk, Prosecutor, Judge Chambers and a service window. She mentioned that the court room is handicap accessible.

Mr. Milla – explained that the Police will have direct access to the court room and the police can bring someone into the courtroom from a holding cell from a private corridor.

Ms. Lynch- spoke about the layout of the admin area of the Municipal Building, including the building Department, little waiting room, finance office, Borough Administrator, Borough Clerk, supply room, Record room, Mayor's room, Break room, Conference room, other offices and bathrooms. She mentioned that there are employee's bathroom and public bathrooms.

Mr. Milla- spoke about location of the Building Department, it has access while the rest of the admin area is locked, and can be accessed when the inspectors are in at night.

Ms. Lynch- stated that the utilities are on the roof.

Mr. Dressel- asked about the floor elevation for the offices.

Mr. Milla-answered that it is about 18 feet.

Ms. Lynch stated that the ground floor elevation is 7.25 feet and the design elevation is 13 feet. She mentioned that the soil testing was done and the piling is not needed.

Mr. Dressel- asked about the foundation structure.

Mr. Milla – stated it is combination of concrete and steel.

Ms. Lynch- mentioned that the foundation is concrete at the base level but the interior columns at the lower level are steel, she explained that the along the exterior foundation walls are concrete.

Mrs. Molinari asked about the outside of the building.

Ms. Lynch mentioned that it will be brick and she spoke about the changes in the design, taking off curtain walls and metal panels due to cost. She mentioned that this building will be a simple brick building.

Mrs. Molinari- asked who is the contractor.

Ms. Lynch- stated that it is Two Brothers Contracting, and they were the lowest bidder at 7.6 million total with prevailing wages.

Mr. Dressel asked if the contract was awarded.

Ms. Lynch answered yes.

Mr. Dressel- asked about the duration of the project.

Grace Lynch- stated that it is around 500 days.

Attorney Novello asked about the bond.

Ms. Lynch mentioned that they have bond for 100%.

Mrs. Molinari- stated if the project time is usual for this kind of project.

Ms. Lynch – answered yes, and that it should not go beyond that if they get started this summer. She mentioned that administration started a few things such as the temporary electric for the Police Department. She spoke about the environmental cleanup in the Municipal Building, there was asbestos taken out from the building, the fuel tank was removed, the cell tower was moved and the ground was tested around the fuel tanks. She stated that they have the main subcontractors in the bid.

Attorney Novello asked about the General contractor's self-performance.

Ms. Lynch mentioned that they self-performed the demolition & General construction and there are sub- contractors.

Mr. Dressel asked whether the bid is close to the original estimate.

Ms. Lynch mentioned that the bid amount is close to the original estimate.

Mr. Milla- spoke about the changes from the original plan, including taking out one elevator.

Ms. Lynch mentioned that the original plan had closed garage which needed more mechanical apparatus.

Attorney Novello asked whether there will be a tower for communication.

Ms. Lynch mentioned that she is not sure but the communication probably will be done through State Contract. She explained that the allowance for communication was awarded in the bid but the State contract will be use if it is lower.

Mr. Petrella asked about the Police Department's functions during construction.

Mr. Milla – we are in process of coordinating the water and electricity connection to the Police trailers.

Ms. Lynch- mentioned that the PSE&G brought the wire to the Pole and she explained the water connection to the trailer which is coming from the old building and the water line will be pull out from the curb, all the new connection has to done before the old connection is terminated.

Mrs. Molinari- asked what was on the third floor.

Grace Lynch- it is for storage and access to utilities and generator

Ms. Molinari asked whether the greenery outside will be saved.

Ms. Lynch – we are trying to save as much as greenery possible and she mentioned that relocation of the Christmas tree in in the bid.

She mentioned that there was a separate elevator for the Police for all the movement of the prisoner, which was cut and two offices at admin. was cut.

Mr. Petrella asked about the files area.

Ms. Lynch mentioned that it is 35 feet long and about 12 feet wide.

C/Surak asked about the police access from the sally port.

Ms. Lynch-explained the separate entrance from the sally port for the Police to bring prisoner who are violent after lockdown. She mentioned that she reviewed changes in the plan with the Police Department.

Mr. Dressel-asked about the elimination of one elevator.

C/Surak- felt that this was a bad cut because the building will be there for long time.

Ms. Lynch- mentioned that the elevator was one the item of the potential cut and the Borough felt that this was within the ability to cut. She explained that in future another elevator can be put on.

Ms. Lynch- spoke about security measures and fencing on the Police Department.

The Planning Board reviewed the plan of the new municipal building.

Mrs. Molinari- asked about size of the windows and locations.

Ms. Lynch- explained that the windows at the locker room are smaller and the bigger windows are at Police and the offices.

Mr. Dressel- spoke about the curtesy review because the bid was awarded.

Attorney Novello- mentioned that the East Rutherford's construction was for eighteen million.

Motion by J. Telesmanic, second by V. Drozd to adjourn meeting at 8:01 P.M.

ROLL CALL: C/Surak, Molinari, Dressel, Drozd, Telesmanic, Petrella.

All ayes. So ordered.

ATTEST:

Supriya Sanyal  
Administrative Secretary