OVERSIGHT COMMITTEE MEETING

MUNICIPAL BUILDINGS PROJECT FOR THE BOROUGH OF CALDWELL

September 11, 2024

A Meeting of the Borough of Caldwell's Municipal Oversight Committee for the Municipal Buildings Project was held at 10:00 AM on September 11, 2024 at the Health and Human Services Building, 14 Park Avenue, Caldwell, New Jersey.

ATTENDEES: Councilman Daniolowicz, Council President Brown, Alex Palumbo, Tom Tucci, Mike DeCarlo, Joe Haines from Dassa Haines Architects, and Evan Jacobs from Matrix New World.

OBJECTIVES: To go over the Site Plan for 80 Bloomfield Ave

TOPICS OF DISCUSSION:

80 Bloomfield Ave Site Plan Review: Evan Jacobs

Evan Jacobs went through the site plan that was shared with the committee previously. He took the committee through grading plans, ADA improvements to the parking lot and sidewalks, lighting plans, landscaping plans, and locations of for refuse and for the mechanicals.

- The Committee went over the plans for an electrical sign and discussed the best placement options for said sign.
    - They also went over purchasing options for the sign.
    - Co-op Purchasing is available for the sign, but the engineers will need to know placement so they can make sure the spot is ready for the sign installation.
- Discussion on type of generator was had, as well as placement.
    - The Committee want to make sure that any noise generated from the machinery does not disturb our neighbors at Fells Manor.

- A/C units will be mounted to the side of the building to allow for proper flow and management of any stormwater.

- Discussion was had on the reason why there was flooding issues during the last water event. This was due to insufficient termination of water lines from a removed toilet in the basement. To avoid this in the future, no water fixtures will be in the basement moving forward.
- The pros and cons of gutter guards were discussed
- The lighting plan was discussed.
    - Options were presented for illuminating the flag pole.
    - Best solutions for lighting the rear of the building without interfering with the neighboring properties was discussed as well. Due to the elevation of the Fells Manor properties, motion sensor lighting should not be an issue.
- The need for dumpsters was discussed, as well as location
    - Dumpsters and Generator can be placed in the same area, as the refuse are will need to be shielded per Borough Ordinances.
- Existing parking are was discussed, as the turning radius can be quite tight as is. The committee came up with ideas of ways to aid this
    - Widing the driveway and parking island to create more space for the drive aisle.
    - The County's Bloomfield Ave paving project was also discussed and how we can try to work within that schedule for anything that needs to be done at the street level.

80 Bloomfield Ave Schematic Design Review: Joe Haines

Library Space:

Joe Haines discussed the plans that the Library Designer provided him after their design of the space. He went over key changes with the group, and informed them that the plan is to have them fit the space while the library designers handle the design of the space.

- The group would like to iron out what the Borough is paying for and what the library is paying for.
    - The library received insurance money from the claim for the damages caused by Hurricane Ida. It needs to be determined exactly what that covers.

Municipal Office Space:

- There have been no additional changes to the design of the second floor, so no discussion was really had on this space.

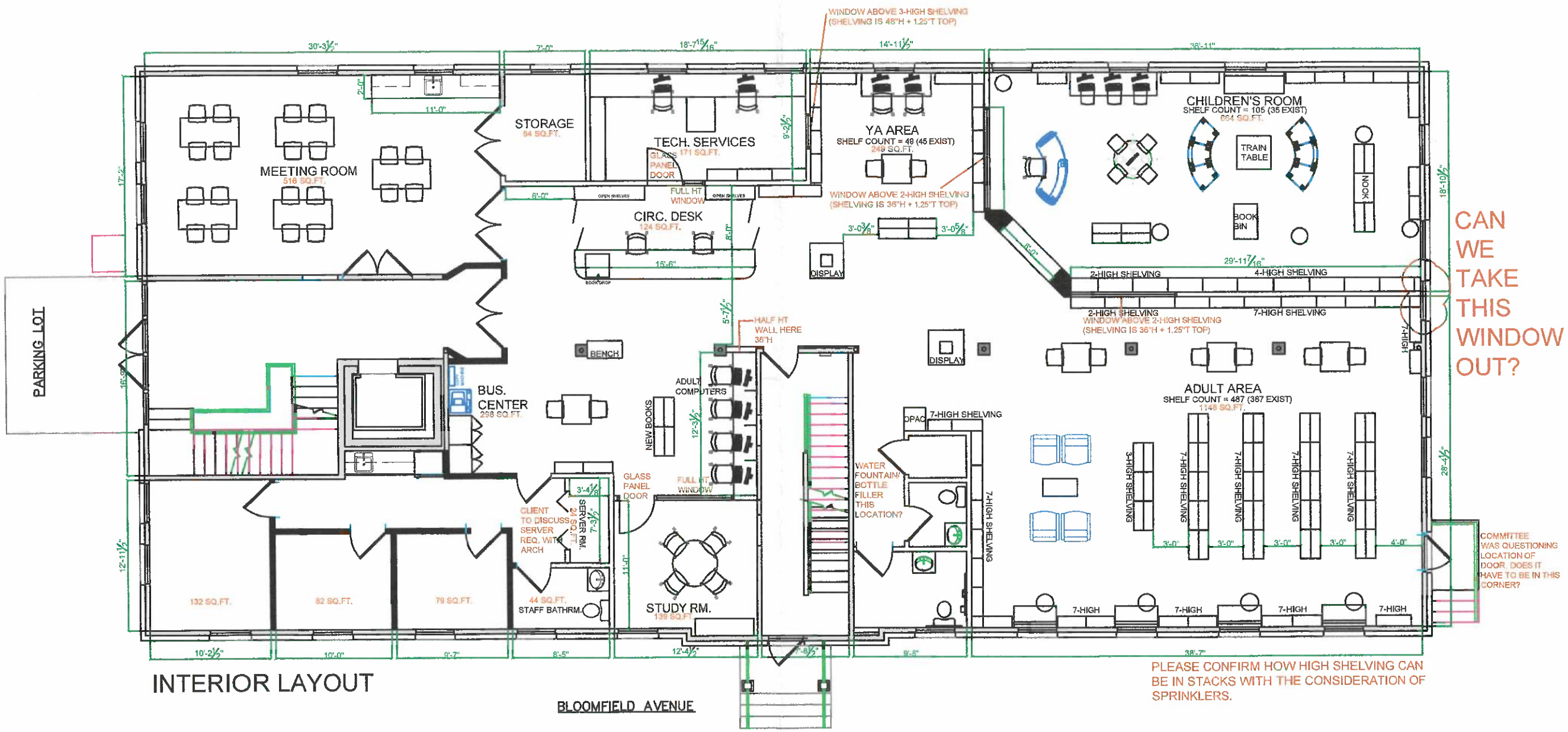
- As already mentioned, there will be no water features in the basement, so the group addressed the library's need of a break room.
    - The group decided that the break room on the second floor can be shared by all those in the building and not just those occupying the second floor.
- Timeline was discussed:
    - The goal is to go out to bid a month from today's date, so that would be early/mid-September.

The meeting adjourned at 12:15 PM.

Respectfully Submitted,

Brittany Heun

Borough Clerk



INTERIOR LAYOUT

PLEASE CONFIRM HOW HIGH SHELVING CAN BE IN STACKS WITH THE CONSIDERATION OF SPRINKLERS.