

1996

DATE ?

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To: Mendham Township Committee  
From: Building Facilities Committee  
Subject: Draft Report

Background

In the spring of 1996, then Mayor Pierson appointed a Building Facilities Committee to analyze the current status of Township buildings, space use of all departments and space needs for the next 5-10 years. The Committee was asked to suggest various ways to meet these present and future needs including using existing facilities, expanding existing facilities, constructing new buildings and purchasing land where deemed advisable. It was suggested that where various solutions were considered, the Committee list the alternatives and come up with a priority preference. As far as possible cost estimates were to be included.

The process used and the results are embodied in the attached report which was produced by Ray Nadaskay whom the Committee thanks for his tireless efforts in condensing their efforts in readable form.

Comments

While the Draft Report details the advantages and disadvantages of two primary sites, the existing municipal complex and Franklin Farms, the Committee also considered and investigated other properties. For various reasons those properties are not being recommended for consideration by the Township Committee, but they should be listed to demonstrate what was considered. These include Drake's Clearing, the Bertram property, the Fisher property, land adjacent to the Ralston firehouse as well as other land presently owned by Mendham Township. Pros and cons of these other sites have been listed and can be discussed if needed, but the need for a relatively central location for many departments and adequate space for future expansion led to primary consideration being given to the two locations mentioned.

Cost estimates are rough figures as no specific bids or appraisals were made. Each of the two main alternatives entails significant financial commitments with obvious borrowing and property tax implications. It was felt, however, that Mendham Township has spent relatively little on municipal buildings or related facilities in recent years and that the need for more and better space can be adequately demonstrated to township residents. There is the added factor that should Franklin Farms be considered there could be substantial savings in terms of taxes and school expenses by removing land from development that otherwise could have more than a dozen homes on it.

Any expansion or new construction in the vicinity of the current municipal complex will involve considerations of sewage disposal and possible flood prone areas. It was felt

beyond the knowledge and technical ability of this Committee to assess these problems adequately and it is recommended that the Township hire outside professionals to evaluate these considerations.

We realize there will be many questions raised as a result of this Draft Report and the Building Facilities Committee is prepared to meet with the Township Committee on a mutually agreeable date to discuss these proposals.

Assumptions Made in preparing Report - These Vary by Option

1. There are no Federal or State restrictions upon construction in the Brookside Municipal complex - EPA, DEP, etc.
2. The New Jersey State Office of Historic Preservation (SHPO) will approve proposed plans.
3. The Police Department endorses an addition to the present building as sufficient for the next 25 years.
4. The Fire Department needs additional space for oversized apparatus and additional offices. The First Aid Squad also needs office and storage space.
5. Municipal offices are overcrowded, space is needed for offices, meeting rooms, storage and volunteer organizations, i.e. Recreation Commission, Historic Preservation Committee.
6. The present library is barely adequate if additional storage space is provided.
7. A merged library with the Borough is probably not feasible at this time.
8. The Road Department would like an additional enclosed area which can and probably should be built at their present location.
9. Property can be purchased from Mr. Glaab west of the Municipal Building for a reasonable price.
10. Franklin Farms can be purchased at a reasonable price.
11. It was not possible to visit Franklin Farms so certain assumptions had to be made about the physical facilities.

## Overview of Options

There are four solution options in the attached report:

- Option 1: This is a piecemeal, temporary solution involving minimal construction. It addresses immediate needs only and does not solve the long term space needs of Mendham Township.
- Option 2: This is a Town Square concept in Brookside and it addresses the long term needs.
- Option 3: This meets long term needs by relocating the library to a new site thus making available current library space for other needed uses. It could be done in two phases.
- Option 4: This option is the optimum solution for the long term needs of Mendham Township.

The Building Facilities Committee feels that Option 1 is the least favorable and that Option 4 is the best plan. This latter requires vision and imagination on the part of the Township Committee but the authors of this report feel there are significant advantages to this plan over any other alternative we have considered.

Our Committee would like to present and discuss this report with the Township Committee face-to-face so it can be explained in detail with questions answered as they arise.

Respectfully submitted,

Alan Willemsen, Chairman  
Dick Hahn  
Ted Maglione  
Eleonore McCabe  
Ernie Maw  
Ray Nadaskay  
Penny Newell  
Pat Zimmerman

Township of Mendham  
Buildings Study Committee

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INDEX

	Page
Introduction	1
Ralston Engine Co. No. 1	2
Mendham Twp. First Aid Squad	4
Brookside Engine Co. No. 1	5
Public Works	7
Police	9
Library	15
Administrative	22
Municipal Clerk/Township Administrator	23
Planning Board	24
Construction Official/Building Inspector	26
Board of Health	28
Assessor	29
Finance	30
Historic Preservation Committee	31
Environmental Commission	32
Public Meeting	
Violations Bureau/Municipal Court	33
Library/Administrative/Public Meeting	
Option 1	34
Option 2	36
Option 3a	42
Option 3b	43
Option 4	44
Costs Analysis	45

**Township of Mendham  
Buildings Study Committee**

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**INTRODUCTION**

Early in 1996 Mayor Robert Pierson appointed an ad hoc committee to inventory, analyze and recommend present and future needs of Building Facilities housing township functions.

**BUILDING STUDY COMMITTEE**

**Chairman:** Alan Willemsen  
**Members:** Dick Hahn  
Ted Maglione  
Eleonore McCabe  
Ernie Maw  
Ray Nadaskay  
Penny Newell  
Robert Pierson  
Jack Schrier  
Pat Zimmerman

**PROCESS**

The committee assigned members to inventory each function housed in township owned facilities. A standard form indicating department, staff, existing and future gross square footage, deficiencies, efficiencies, anticipated changes and comments was completed for each department.

This data was analyzed by the committee and alternatives were discussed.

The committee findings are herein reported. A completed form for each department is included, followed by a diagrammatic view of existing facility and future requirements. Options are presented where applicable.

Finally, an analysis of order of magnitude costs is included.