

Oldmans Township
Special Meeting
August 2, 2011

A special meeting of the Oldmans Township Committee was held on August 2, 2011. This meeting was held in conjunction with the Sunshine Law. Mayor Miller called the meeting to order at 4:30 p.m.

Members present: William Miller, Harry Moore and George Bradford
Also present: James Hackett, CEO; Rae Walzer, Deputy Treasurer; James Nipe, Director of Public Works; Tom Tedesco, Township Engineer; Ronald Portadin of MMPF Architects; and Matt Baldino of Fralinger Engineering.

There is a meeting scheduled for Wednesday, August 10th to discuss electrical, plumbing and mechanical with Mr. Miller.

Floor Plan/Exterior Rendering

Mr. Portadin presented a revised floor plan which included all the Township's previous requests. Mr. Portadin also presented a rendering of the exterior view of the new municipal complex. The extra height in the ceilings will allow for mechanical units to be stored up above the ceiling. This will allow more storage room down below and the building will be able to be zoned for heating and cooling.

Mr. Moore asked about solar panels on the roof. Mr. Portadin stated that there is enough room on the ground to install panels. The cost of upgrading the roof trusses would add to the overall cost of the building. Also due to the rotation of the building to its new location, the solar panels on the roof would not be as effective. It is a possibility for the garage roof trusses to be upgraded and hold solar panels.

The windows along the office area will be 4 x 4 operable window units. Some of the window will be placed higher for security purposes (7 foot sill height).

There will be a fire wall between the garage and main building and also in the storage room. There was some discussion as to how many hours fire suppression would be necessary. The building will not have fire sprinklers and it is not required per code due to the building size.

Mr. Portadin suggested masonry on the bottom of the building with cement board (prefinished) or hardy plank siding. Mr. Portadin does not recommend vinyl siding. He will bring samples of siding for Committee to review.

There was discussion as to building security. The doors could be buzzer, key pad or card swipe.

It was believed that the yard for Public Works needed to be expanded to allow for large trucks. It is currently 55 x 60 feet. Mr. Baldino will calculate the turning radius and adjust the plans accordingly.

There is a four inch difference between the floor of the garage and the main building for spill protection. The bathroom will be the same level as the garage. The doors will be weathered stripped. A man door will be added to the heated area. It is possible that the man door will be part of the large garage door.

The size of the construction office will be made larger to allow for more storage and a door will be added in the main corridor.

Site Plan

The original building layout was 160 feet from Straughns Mill Road. It was recommended by Mr. Tedesco and Mr. Baldino that the building be moved closer to the school, about 310 feet from Straughns Mill as the ground was better in this location and less site work would be required.

There are now 30 parking spaces. There was discussion as to where to allow overflow parking and how much curbing to be installed around the building complex.

The detention basin will be approximately 1 ½ feet deep. The basin will be able to be mowed. There will be a swale opening for runoff from the parking lot.

The septic system will probably need to be a mounded system, possibly 24 to 40 inches high with a 25 x 50 bed. Two test pits for septic will be needed. The septic field will be moved from its current site to behind the building and less along the road. There will be two tanks (one septic and one pump tank) with 2-3 inch pvc line. The septic system will be gravity with stone and pipe.

There will be geotechnical test for the building site only. It is for soil bearing capacity/soil compaction.

Public Comments

Mr. Cordy Taylor inquired about the Township's parking lot ordinance. Is there a requirement for buffering per number of parking spaces? Additionally, he suggested that the window in the server room should be removed or altered due to security and heat control. Mr. Portadin will make further inquiries about the window. It is possible to keep the window on the outside but hide it from the inside.

Mr. Charles Tisa inquired about funding for the project. Mr. Miller stated that the municipality was going to use short term bonding and money available from the tax pilot program.

Mr. Portadin suggested that in the bidding process, the Township could utilize alternative specifications to keep the project within budget. He states that as of now, he believes the building as presented is within the Township's budget.

Next meeting is scheduled for Tuesday, August 30th at 4:30 p.m. in Town Hall.

There being no further business, on motion from Mr. Bradford, seconded by Mr. Moore, meeting was adjourned at 6:00 p.m.

Respectfully Submitted,

Melinda Taylor
Acting Municipal Clerk