



# Mantoloking Reporter

May 28, 2015

Prepared by: Denise B

Number 504

COMMUNITY BULLETIN BOARD

The Borough Hall Building Committee will be

hosting two Public Forums where citizens will have the opportunity to ask questions and make comments regarding the construction and design of the proposed Borough Hall.

**Location:** Mantoloking Fire House -1st Floor  
202 Downer Ave.  
Mantoloking, NJ 08738

**Dates:**

**Time:**

**May 28, 2015**

**3:30-5:30 p.m.**

**June 2, 2015**

**6:30 - 8:30 p.m**

The first of two meetings took place this afternoon and was well attended given the short notice.

**Highlights**

Don Ness

Committee was asked to develop a plan B for the Boro Hall project with the objective to reduce scope and cost

Plan A

Full service building with all the pre Sandy functions

Plan B will be 18% smaller in scope accomplished by removing the meeting room - thereby rendering it a non-full service building.

The 18% reduction in scope results in a \$250,000 drop in projected costs

**Mayor and Council will be voting on Plan A or Plan B**

**PUBLIC COMMENT:**

- comment regarding timing of interest from the community and when cost information became available....more interest and concern once numbers moved from 3 million to 6 million  
also  
renderings did not seem to be available to everyone or residents were not in town  
no concept of scale of proposed project

(a) Beth N - picture was provided for viewing last year

-confusion re FEMA monies and how they have or will be spent

(a) Fema will award monies if project completed by

Oct 2016 although extensions can be requested- about \$1,000,000 will be available for construction

- questions regarding the scope of the Police requests and requirements

(a) Mantoloking will remain - as it was prior to Sandy a "holding facility" - meaning our detentions are roughly 4 hours max before transfer

the new facility encompasses an increase of 400 sf in the Police section vs pre Sandy building

- 3 office spaces allow for chief, 1 lieutenant and 1 sergeant

jail and bench with restraints

other rooms are multi purpose - one room will be outfitted with audio/video for interrogations /interviews

spaces are defined and need specific securities

depending on who occupies the space and what that individual's security functions are

spaces not really shareable

- comment regarding the legibility of the Plan B schematics made available for viewing at this gathering - hard to see - too small - is it possible to get them blown up like those for Plan A so residents can decipher and evaluate/understand? Perhaps Staples could enlarge them to poster size

(a) the shortness of time ahead of the meeting limited what could be done

- questions regarding the true costs of the bond from start to finish- disagreement over the numbers previously presented at council meeting

(a) numbers came from expert source

- real concerns over tax impact of not only this Boro Hall project but the aftermath of Sandy once the revenue stream from Fema ends - would like clear indication on expectation for timing and magnitude of tax increases . With what appears to be an apparent indefinite postponement of the beach renourishment project, rebuilding efforts for many ocean front homeowners and others may remain on hold.

(a) not known at this time

-where do the cost numbers come from for the project?

a) committee hired professional estimator - not the same one used for Plan A

- some concern that numbers not from the same estimator for Plan A and B  
why?

(a) timing- needed to go with someone who could get it done quickly

- comment on how the estimating was done - was it broken down by function - ie - electrical, plumbing, etc. Apparently when building a public school, the estimators break out their numbers by major components . Once the numbers are finalized they are then presented to the voting community in the form of a referendum for approval. This format allows the community impacted to participate.

(a) our estimator did not break out the costs in that manner. Voter approval is not required to issue a bond for the Boro Hall Project. The decision rests with Mayor and Council

-should the scope of this Boro Hall project also take into account the impending need to fix fire house

(a) town received significant monies in connection with fire house repairs and generators to be used by MPD and MFC . Should we move to demolish and rebuild the fire house we might need to return over \$200,000 in various grant monies

- comment regarding scope of project - lets not get carried away with worries over loss of sovereignty and focus on **smaller** in keeping with our community

- is there a cap on what Mayor and Council are willing to agree to on this project?

(a) not at this time

-is there an accounting of soft costs already spent

(a) architecture \$188,000, rental of Police and Boro Hall temporary facilities, project manager \$3,000- total roughly \$500,000.

-where is the "**fact sheet**" for the project on the web site

no one can find?

(a) Beth N will locate and inform - assures it is there

-still a thread of concern over transparency and secrecy- too little of one and too much of the other.

Appreciate the job that mayor and council have done. These are big decisions that will impact community for a long time in the future

Are the voices of the residents being heard and considered?

There is alot of expertise and talent in Manto that would be willing to offer up and participate- should we be tapping?

(a) cannot be determined at this time -

- concerns over aesthetics and materials to be used for

the new building - desire to make it consistent with the neighborhood- preference for smaller scope, natural unstained siding

Mayor Nebel took the opportunity to remind residents present of all the monies that have flowed into Mantoloking following Sandy to repair the breaches, construct the steel revetment, rebuild Route 35 infrastructure and repave...all these projects were accomplished without any cost to Mantoloking. Property taxes for most have remained stable since Sandy. No determination has yet been made regarding future hikes.

The committee will present its report at the Regular Council Meeting on **June 16, 2015.**

It is anticipated that a **Special Meeting** will be held:

**June 30, 2015**

**at which time Council may take action concerning the project.**

# **THE BLUE BOOKS**

**2015  
Coming Soon**

## **Mantoloking Residents**

**Please verify the mailing address on file for you in the Boro Hall Tax records. This is where your copy of the Blue Book will be mailed.**

**Thank You!**

If you have a Manto community related message or event you would like to post, please submit by the 15th of the month. Please include your contact information.

**CAR MAGNET AVAILABLE - \$6.00 PROCEEDS TO BENEFIT  
MANTOLOKING REPORTER!!**

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