

Colts Neck Township



Formal Plans for New Municipal Building
January 29, 2020



Welcome and Purpose

- Mayor Frank Rizzuto
 - Agenda for this evening
- Members of the Colts Neck Township Committee
 - Deputy Mayor Michael Viola
 - Committeeman JP Bartolomeo
 - Committeewoman Sue Fitzpatrick
 - Committeeman Tom Orgo
- Members of the Colts Neck Township Staff
 - Kathleen Capristo, Township Administrator
- Partners
 - The Goldstein Partnership: Eli Goldstein, Margaret DeSantis, Richard Adelsohn
 - Joe Griffin, Griffin Engineering

Colts Neck Township: Snapshot of History

Interesting Facts / Chronology:

- Colts Neck Township (as Atlantic Township) established: Feb. 18, 1847
- First township meeting: Colts Neck Inn, March 9, 1847 (population: ~1,498)
- Township Meetings held at CN Inn until 1909
- New town hall erected on Rt. 537 in 1909 (population: ~1,205)
- Influx of residents between 1961-64 require construction of what is our current town hall (population: ~ 2,177). State police barrack.
- 1980s, with population up to ~8,000, township outgrows this facility. Municipal court added
- Today: population of more than 10,000 (per 2010 Census). Close to 8,000 more residents in town now than when this building was designed.



Colts Neck Inn, circ. 1911



State Police Barracks, 1960



Atlantic Township Hall, circ. 1940s



Colts Neck Town Hall, circ. 1964s

The Time Has Come...

To Replace Aging, Sub-Standard Building:

- Parts of building date back to the 1960s
- Design flaws and water infiltration have contributed to structural and other problems
- Township has taken short-term remediation measures to address these problems. For example:
 - structural: steel cable reinforcements to stabilize roof structure / court room
 - persistent flooding: Basement of PD unusable; external trailer installed for police operations
- Given age + original design limitations, building is consistently out of compliance with modern codes and standards established by State of NJ



Current Conditions and Short-Term Remediation Measures



Current Conditions and Short-Term Remediation Measures



Current Conditions and Short-Term Remediation Measures



Current Conditions and Short-Term Remediation Measures



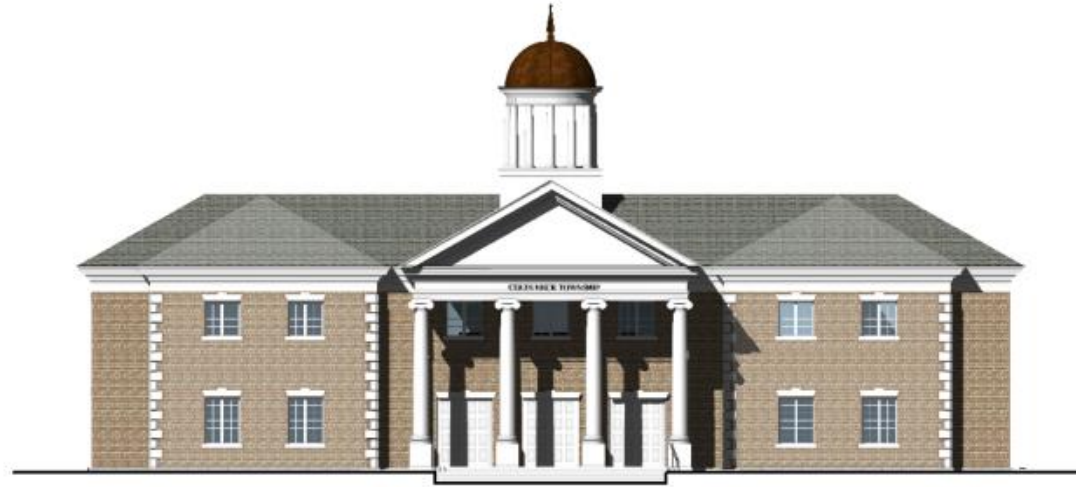
Current Conditions and Short-Term Remediation Measures



Current Conditions and Short-Term Remediation Measures



New Municipal Building For Colts Neck Township



Eli Goldstein, AIA, PP, LEED, Partner-in-Charge

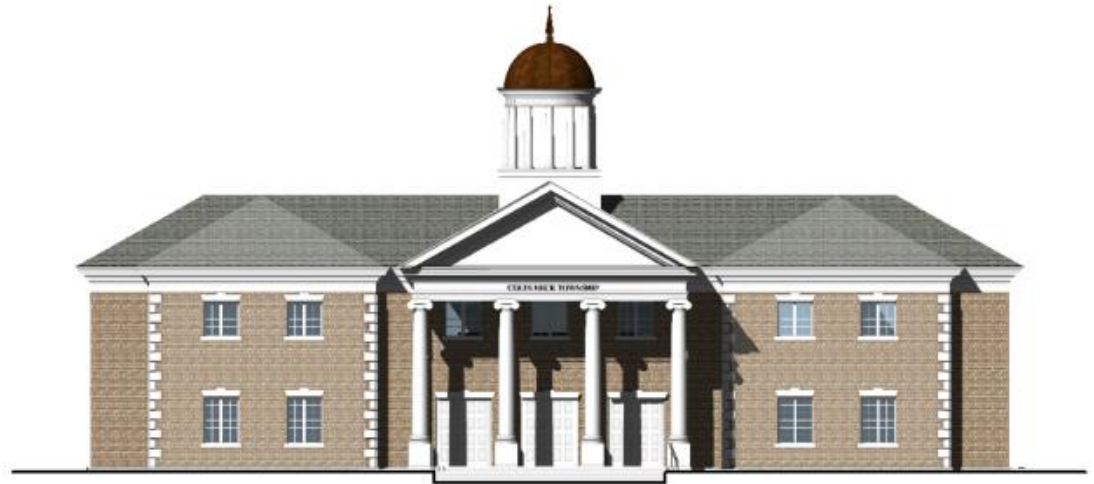
**Margaret DeSantis
THE GOLDSTEIN PARTNERSHIP, ARCHITECTS**

**Richard Adelsohn, PE
FRANK H. LEHR ASSOC., SITE ENGINEERS**

New Municipal Building For Colts Neck Township

Features:

- 16,000 square feet over two floors
- The Colts Neck Police Department will occupy the first floor and a portion of the second floor.
- Second floor: Large public meeting room for various township committee and commission meetings, other public meetings and for the municipal court when in session.
- Township finance and administrative offices will be housed on the second floor, too.



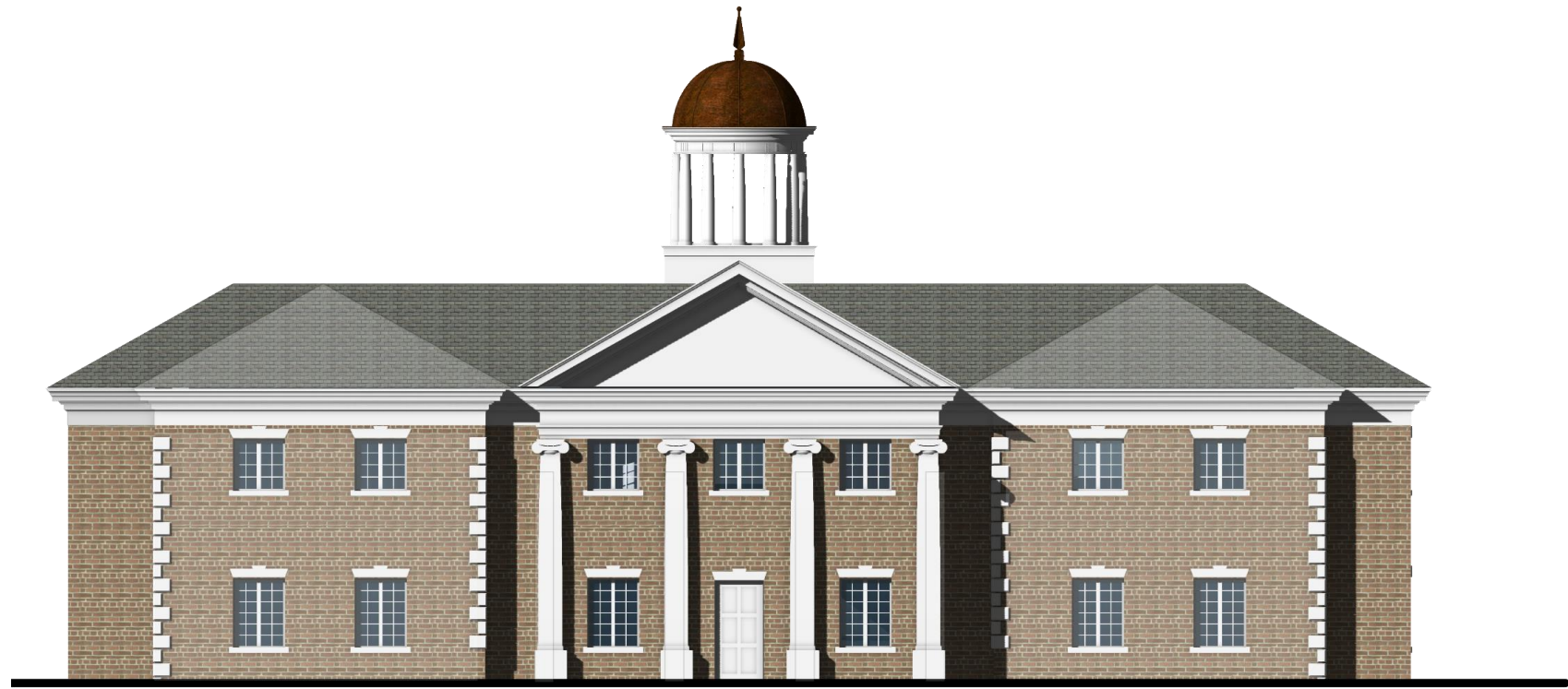




MUNICIPAL COMPLEX FROM THE NORTH



NORTH ELEVATION



SOUTH ELEVATION

MEETING ROOM ENTRANCE FROM LOBBY



COLTS NECK PUBLIC MEETING ROOM

LOOKING OUT FROM MEETING ROOM

OFFICE

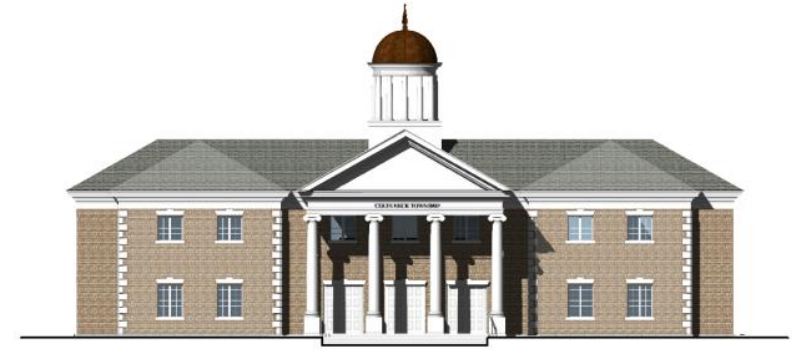
OFFICE





WALK-THROUGH OF PROPOSED BUILDING

New Municipal Building For Colts Neck Township



Energy and environmental features:

- High-performance windows
- Vestibules at all entrances, to minimize the exchange of unconditioned air into the interior
- Heavily-insulated exterior walls and roofs
- Compact building footprint
- Construction in a previously-developed area
- A wastewater treatment system that will improve the quality of surface water and groundwater
- Native, non-invasive, low maintenance landscaping
- High-performance variable-volume HVAC systems with economizer cycles
- Air-conditioning systems are zoned to accommodate the different occupancy schedules of the various parts of the building
- Metered faucets to reduce water usage
- LED lighting with occupancy sensors and daylight harvesting
- High efficiency gas fired condensing boiler for hot water heating
- Hot gas reheat humidity control for the large, multi-purpose public meeting room

New Municipal Building For Colts Neck Township



Mayor Frank Rizzuto

Our Most Important Obligations

Working Hard to Strike a Critical Balance:

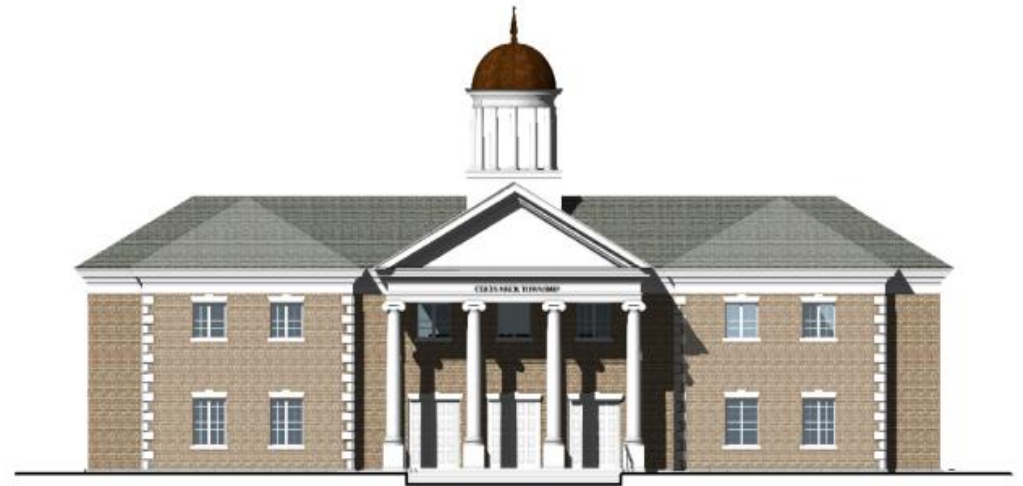
- Managing and investing taxpayer dollars wisely, and efficient and effective township operations
- Township Committee takes this very seriously
- Since mid-2015, many options evaluated and discussed at township committee meetings
- Decision to invest in a new building is the best option.
- Capital investments are necessary.
- We are taxpayers and Colts Neck residents, too.



New Municipal Building For Colts Neck Township

Capital Investment:

- Working with financial experts to secure the best possible rates and lowest tax impact on our residents.
- Important variables go into this financial plan: township debt schedule; timing for interest rates; years of debt for this project / duration of the bonds
- Total cost: approximately \$12.5 million for this project.
- Tax impact from this project: Based on avg. home value in CN ~\$800k, tax impact will be between \$40 to \$89 annually, or \$3.34 and \$7.42 per month.
- CN retained a highly-qualified engineering consultant to ensure cost and quality objectives are achieved.
- Township Committee is committed to keeping municipal taxes low: Colts Neck has the 5th lowest tax municipal rate of 53 municipalities in Monmouth County.



New Municipal Building For Colts Neck Township



Target timeline for project:

- Bids Solicitation: May 2020
- Contract Award: August 2020
- Demolition: September 2020
- Begin Construction: October 2020
- Target Completion: January 2022

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During construction:

- The Colts Neck Police Department will operate from the Colts Neck First Aid Squad building, located within the municipal complex
- The Colts Neck Municipal Court will operate out of the Freehold Borough Municipal Court, located at 38 Jackson Street in Freehold, NJ.

Questions



Colts Neck ~ 1964

“Thus we have presented to you some of the statistics. We would however note a condition which would be hard to define in the sense of numbers or hard facts. That involves the spirit of our community. The will of the community is expressed in the resolves that, future building and expansion must continue to preserve our special blessing of space and bucolic atmosphere.

“As part of this, we look to the dedication of our fine new Town Hall. It will be much more efficient and provide the badly needed space for the proper functioning of government. Here again we present our compliments to our Town Fathers who have seen fit to create a building, functional, but still reflecting beauty and a sense of history.”



Colts Neck Inn, circ. 1911



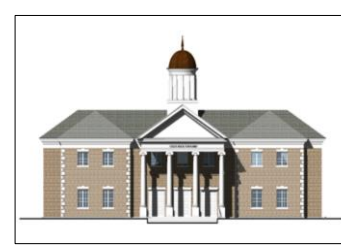
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State Police Barracks, 1960



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Colts Neck Municipal Building, circ 2020s

Thank You

