



Frequently Asked Questions
Colts Neck Township's Plans to Build a New Municipal Building
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1. What is Colts Neck Township building?

On January 29, 2020, the Colts Neck Township Committee announced its formal plans to construct a new municipal building that will house the township's police department, a large public meeting room for multiple purposes and various administrative departments.

Once complete, the new building will be 16,000 square feet over two floors. It will replace the current police/municipal court building, which consists of approximately 11,500 square feet at the Colts Neck Municipal Complex at 124 Cedar Drive. (This square footage measurement includes the basement level of the police department, which is now unusable due to water infiltration problems, as noted later in this Q&A.) The new building will be constructed where the current police/municipal court building is located.

2. Why build a new municipal building?

The time has come to replace the township's aging, sub-standard police/municipal court building, parts of which date back to the early 1960s.

Design flaws, along with persistent water infiltration, have contributed to structural issues and other problems in this building. While short-term remediation measures were taken to address the building's problems, these are not long-term solutions. For example, steel cable reinforcements have been installed above the courtroom to stabilize the roofing structure. Additionally, as a result of persistent flooding, the basement of the police station is now unusable, requiring the installation of an external trailer to support police operations.

Finally, given its age and the limitations of its original structural design, the building remains consistently out of compliance with codes and standards established by the New Jersey Department of Corrections and New Jersey Administrative Office of the Courts.

3. Did the township explore other options before deciding to construct a new building?

Over the past five years, the township committee evaluated several options to address problems associated with this building, including options to renovate the building, remodel the building with additions, remediate the building's many confirmed problems and/or relocate and replace the building. The subject has been discussed at public meetings going back to mid-2015.

After careful evaluation and consideration, and exhaustive due diligence aided by professional input and feasibility assessments, the township committee is convinced that the best option is to invest in a new municipal building that will meet present day code requirements and serve Colts Neck residents for generations to come.

4. If water infiltration has been problematic in the basement of the existing police/municipal court building, why build at the same location?

The new municipal building will not include a basement, but rather two stories on and above ground.

5. What's the timeline for the construction project?

The township intends to solicit bids for construction in May of this year, via a competitive bidding process and hopes to award a contract by the end of August. Provided there are no delays, demolition of the existing police/municipal building will occur in September. Construction is expected to begin in October with a target for completion of the project around January 2022.

6. What is located at the Colts Neck Municipal Complex?

The Colts Neck Municipal Complex at 124 Cedar Drive includes four municipal buildings: Colts Neck Town Hall, which houses the majority of the township's administrative offices; the Colts Neck Police/Municipal Court Building, located just west of town hall, which will be replaced; the Colts Neck First Aid Squad, located within the municipal complex, at nearby 1 Heritage Lane; and the Colts Neck Library, also located within the municipal complex, on Winthrop Drive. As noted earlier in this document, the new municipal building will be constructed where the current police/municipal court building is located. All other buildings will remain as part of the Colts Neck Municipal Complex.

7. Who are the architects and contractors working on the project?

Eli Goldstein, AIA, of The Goldstein Partnership, based in Maplewood, N.J. is the architect. The Goldstein Partnership has worked on many similar projects for municipalities, including the Atlantic Highlands Municipal Building (completed 2012); Keansburg Police Headquarters (completed 2018); the Oceanport Municipal Complex (under construction with estimated completion in 2020); and the Fair Haven Municipal Building (in design), among others.

8. How much will the new building cost?

The new municipal building is projected to cost approximately \$12.5 million. The project costs include demolition of the current building; site work (including new septic system and fire suppression tank); back-up generator for the new building and existing town hall building, which lacks such a system; temporary relocation for the municipal court and police department; construction and completion of the new building; furnishings, IT, security and phones; and professional fees and permits. The overall cost projection will be refined and finalized during the bidding process.

9. How will this project be paid for?

Like all major capital projects and improvements that the township undertakes, the construction of the new municipal building will be financed at the most favorable rates available to municipalities in this area.

10. How will this new building impact my municipal taxes?

The new municipal building is projected to cost approximately \$12.5 million, inclusive of necessary and required site work, furnishing, equipment and fixtures. The overall cost projection will be finalized during the bidding process. Based on current financial conditions (i.e., township debt schedule, interest rates, duration of bonds, etc.), and utilizing the \$800,000 average assessed value of a home in Colts Neck, the project's tax impact for a resident living in such an average assessed home is expected to be between \$40 to \$89 annually (or between \$3.34 and \$7.42 per month). If an assessed home value is lower, the tax impact will be lower. If an assessed home value is higher, the tax impact will be higher.

11. How will the township ensure that the project stays within its budget?

The township has retained an independent, highly-qualified engineering consultant to work with township leadership on the project. Griffin Engineering of Spring Lake, N.J., is working alongside township leadership and staff to ensure quality and budget objectives are achieved.

12. Aren't taxes high enough in Colts Neck?

Today, Colts Neck has the fifth lowest municipal tax rate, out of 53 municipalities, in Monmouth County.

As elected officials, and as fellow taxpayers and residents of Colts Neck, members of the Colts Neck Township Committee believe that one of their most important obligations is managing and investing taxpayer dollars wisely. The township committee takes this responsibility very seriously, especially as this project gets underway. And yet, capital improvements, like this new building, are absolutely essential for effective and efficient township operations.

13. What will happen to the municipal court and police department during construction?

To ensure no disruption in services during the construction period, the Colts Neck Police Department will operate from the Colts Neck First Aid Squad building, located within the municipal complex, and the Colts Neck Municipal Court will operate out of the Freehold Borough Municipal Court, located at 38 Jackson Street in Freehold, NJ.