

The September 12, 2009 special public hearing to discuss improvements to the Civic Center through a DCA/SAGE Grant commenced at 10:00 a.m., in the Municipal Building, 111 River Styx Road, Hopatcong, NJ.

Mayor Petillo announced this meeting is held in accordance with the 1975 Open Public Meetings Act, NJSA 10:4-6 et seq., special notice having been forwarded to the New Jersey Herald/New Jersey Sunday Herald, the Daily Record, The Star Ledger, and posted on the bulletin board maintained in the Municipal Building for public announcements.

ROLL CALL: Present –Mayor Petillo, Howard Baker, Richard Bunce, Mike Francis, Madeline McManus, John Young. ABSENT– Galate. Others: Deputy Clerk Laura Burns.

MOMENT OF SILENT REFLECTION AND PLEDGE OF ALLEGIANCE

Mayor Petillo explained to all attending that this was a meeting to discuss the upcoming and needed repairs for the Civic Center/Senior Center. She mentioned about the recent leak and other needs for the center. She explained that we are looking for a Grant for \$378,000.00 this year and if not this year next year when at least we will move up on the list. This grant application is entitled DCA Community Development Small Cities & Sage Grant Program. In getting these repairs it would enable our seniors to be comfortable and safe in their environment.

Mayor Petillo then turned over the floor to Richard Bunce to explain the details and gave a preliminary cost for the project at hand. Councilman Bunce explained the work that would be needed to update the Civic Center. Mr. Bunce spoke about the exterior siding and that the outside of the building, which has deteriorated over time. Plans to replace the old material with a material called Tyvek (with vapor barrier behind it), which is a weatherproofing, and insulation board to improve the insulation value on the structure. The cladding would also help the moldings around the door and roof on the east side (gable entrance) of the building, which also needs to be done for the moisture. Next Councilman Bunce talked about replacement windows for the building, adding that not all have to be replaced just the ones not insulated (older–double paned), and the ones that have be damaged. The window on building (arched) is cracked so should be replaced with energy efficient windows with proper insulation. The exterior stairway to the 2nd floor and attic needs to be updated due to age, and that this in turn would allow the wasted space to be used for storage of items, thereby eliminating the need to rent space elsewhere. In addition, the existing floorboards within that area have deteriorated and became unsafe for the seniors. So the need for new plywood up in the attic would be used for support and safety. Next item that was discussed was the fact that the walkways are unsafe and that in

the event of an emergency the seniors will have trouble getting down safely; we need to replace entirely with new pipe handrails, especially on the north side facing the new Quick Chek. Mr. Bunce then talked about the HVAC System (heating, ventilation, and air conditioning unit). He explained that the unit is over 30 years old and does not provide adequate circulation and ventilation to meet the current Uniform Construction Codes. In fixing this problem it would even help the attic with the hot and cold that is produced up there with the season changes. Mr. Bunce commented about the adequate ventilation of circulation also known as (make-up air), to exhaust old air inside to bring in fresh air, which is very important and up to code. Councilperson Bunce informed those present about new interior flooring which would be an epoxy coating and would be with a slip proof material built in, painting of all interior walls, safety improvements to the both bathrooms with installing emergency alarms, safety hand rails (grab rails) for seniors as well as special needs or handicapped residents which have not been improved in several years. There is a problem with the drop ceilings that need to be updated to improve the energy efficiency or the existing structure. Councilperson Bunce suggested a low cost product by Armstrong called Humaguard and that it resists humidity, mold and moisture. The last thing talked about was a need for a generator with Mr. Bunce explaining the need to have something not just in case the lights go out, but because that facility is to be used as an emergency building for all Borough residents to use in case of bad weather, or any other emergency which may occur within the Borough. In reaching the total preliminary costs of items Councilman Bunce seems to think that they are reasonable and accurate and does not have any issues with them.

PUBLIC COMMENT: Meeting open to public for comments.

Mary Louise Baker of 115 Lakeside Blvd. asked a question about the Civic Center having two bathrooms in which the upstairs one is not accessible and abuts from the downstairs bathroom and if there could be something done about that so that the seniors do not have to go outside and around because that infringes on the things going on in the lower room. Richard Bunce said that he and Mayor Petillo would look into this situation with the architect and see if there was some way they could come up with a small corridor to help in this situation.

Bill Sigismondo of Shawnee Road explained that he has been going to the Civic Center for the past 5 years. When Bill's wife passed a few years ago his daughter grabbed him and said that he could not sit in the house in his dark rooms all alone anymore. She brought him to the center to be around people, and not be alone in the house. Bill said that the seniors embraced him and made him feel at home. He spent his years not knowing many of his neighbors and that the center is a God Send and added years to his life. We need this center and that we must make it appealing for everyone to come because we need more members to

come. He was happy to see the numbers and wants the Council to tell him what he can do to help to let people know about the center and what it has to offer. Mr. Sigismondo also complimented the staff and meals that are offered have been good. The Civic Center keeps him going and he hopes everything will be ok'd. He has met a very special person there whom he didn't know from Adam and now he has a good friend. He would like to see more people come to the center, and would even volunteer to help in anyway that he can. He thanked Mayor Petillo with all that she does for the Center and the seniors. He had never met the council and was pleased to meet them. Mayor Petillo will think of a way to get the word out about the center. Mayor Petillo had noticed that only about 76 people are now taking advantage of the site, and that there at least 1500 additional seniors in the Borough who may not know about it. Mr. Sigismondo's daughter brought up about the bus service being available and that maybe the public should be aware of this. He also commended Marty Petrizzo for all that he does for the Senior Citizens. Regarding a question about square footage and replacement costs, Councilman Francis said that he did have the information, but not with him at this time. Mr. Castrovinci also asked about the generator and if we could get it from Homeland Security at a lower cost. Mayor Petillo said that the problem with Homeland Security is that they only give to towns that are at risk. And according to them, municipalities in Sussex County do not qualify. However, the Council will look into it. He then asked about the HVAC and if it was oil or propane. Mr. Bunce said that he is sure that it will be oil. Air conditioning most likely will be electrically run. Mr. Bunce will check with the engineer on that. Mr. Castrovinci seems to think that the cost is \$200.00 per square feet and his understanding is that maybe that should consider starting over. But then where would everyone go during construction of a new facility? Mayor Petillo said that she would find a place. Mr. Bunce said that they would like to bring the building up to snuff for now. He brought up the other uses for the center, including activities and meetings in the evening that would have a problem finding a place to meet. We could support the Civic Center for that because that place is a gem.

Roberta Indano of Cove Road mentioned that she did not think that the kitchen facilities were up to date. Ms. Indano then went on to talk about the food being brought in and being soggy. Mayor Petillo explained that the steamers were new and that they have been carrying \$8,000.00 in the budget and that is what it was used for, the cabinets and the refrigerator. Ben Adelsky also verified that the food was no longer soggy, due to the new steam tables. Mayor Petillo assured Mr. Sigismondo that she would work to make it a better and a more comfortable place to be. He also wanted to know if at any time soon they would be getting new chairs because the ones there are metal with cushions and old. Councilperson Bunce said that if the project did not take up all the monies that maybe they could get new chairs. Mr. Petillo suggested for the Council to look at

large companies that are going out of business for the chairs. Mayor Petillo would do a letter campaign for this issue to try and get donations. Elide Young also suggested the United Way. She said that the United Way will also let you know where and when the donations will be let go as long as you let them know what you are looking for. Councilman Francis suggested that the Council make out a surplus letter on Borough letterhead, and circulate it to the businesses to see if there were any surplus chairs available. He also asked if they would need a resolution on this, and the Mayor said that that would be done at the next Council meeting.

Meeting Adjourned: 10:45am. Motioned by Bunce, seconded by Young. Vote was unanimous. **ABSENT** – Galate

Respectfully submitted:
Laura Burns, Deputy Municipal Clerk