

**ALEXANDRIA TOWNSHIP COMMITTEE**  
**Special Meeting-Park Barn**  
**MINUTES**  
**July 5, 2019**

This meeting was advertised in The Hunterdon Democrat notice posted in the Alexandria Township Municipal Offices and the Alexandria Township Website ([www.alexandriani.gov](http://www.alexandriani.gov)) as required by the Open Public Meetings Act.

**Meeting Called to order at 2:34 PM.**

**ROLL CALL:**

**PRESENT:** Mayor Garay, Committeeman Pfefferle, Committeeman Kiernan, Structural Engineer Stanley Schrek, PE of Van Cleef Engineering

**ABSENT:** None

• **Evaluation of the Park Barn/Roof**

Structural Engineer Schrek walked the park barn with members of the Township Committee, members of the Alexandria Equestrian Association, Environmental Commission (EC) Member Schmidt, Fire Marshall Giannone, and members of the public. Observations from Structural Engineer Schrek were:

- Ridge line of roof is straight
- Foundation had no cracks
- Several panels of wood need to be replaced under the roof
- Basement was wet; recommended sump pump be installed
- Recommends the upstairs of the barn be gutted. There are mold and asbestos issues
- Plumbing and electric appears to still be good
- Septic would need to be upgraded if activities in the barn are expanded
- Solar roof panels will add weight to the roof and could cause limitations. The Township Committee could explore roof material options such as roof shingles that are made with solar instead of panels.

Structural Engineer Schrek will be contacting a roofing company that he has worked with in the past from the Middlesex County CO-OP to come out and give an estimate for the roof replacement to the barn. Alexandria Township is a member of the Middlesex County CO-OP.

Comm. Kiernan asked AEA Member Judy Tucker if there is a written agreement with the Township and the AEA to use the barn. Ms. Tucker indicated that there is no written agreement between the two parties. Ms. Tucker indicated that the Township and the AEA made a commitment to raise monies for the replacement of the barn roof. The past Township Committee placed \$100,000.00 to the side and the AEA was tasked in matching that amount in 10 years. Currently, this is the 6<sup>th</sup> year of the 10 year commitment. Comm. Kiernan also questioned the use of area sports teams storing equipment in the barn. Ms. Tucker indicated that the AEA has allowed for the sports programs to store equipment in the barn but no written agreement is in place either for that arrangement. Comm. Kiernan recommended that the Township look into having written agreements in place moving forward.

Mayor Garay noted that an Ad Hoc Committee will be formed so that the Ad Hoc Committee can explore potentials of the barn such as:

- Re-purposing
- Community Center
- Voting

Comm. Pfefferle recommended that the residents be a part of the process by providing input to potential possibilities.

Mayor Garay noted that grant money is available and this is why the Township Committee has begun to explore this opportunity. The Township can apply yearly for the grant.

#### **COMMENTS FROM THE FLOOR:**

EC Member Schmidt asked if the roof would support solar. Structural Engineer Schrek noted that a roof contractor will be brought in and after the roofing company's evaluation and cost of replacement options of the barn that question can be answered.

AEA Members asked if the two barn roofs could be separated in the quotes and the AEA can assist in the financial contributions of the roof barn over the horse arena.

EC Member Schmidt recommended that the Township look into having the barn be used by FEMA during an emergency as an animal shelter. Township Administrator/Clerk Bobrowski advised that an agreement is already in place with the County to use the Township barn as a shelter in the event of an emergency.

#### **MOTION TO ADJOURN**

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to adjourn at 3:20 PM.

**Roll Call: Aye: Garay, Pfefferle, Kiernan**

**Nay: None**

**Abstain: None**

**Motion Carried**

Meeting Adjourned at 3:20 PM.

**Respectfully Submitted:**  
**Michele Bobrowski, CMC/RMC**  
**Township Clerk**

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of July 5, 2019 and certify that said Minutes were approved unanimously by the Township Committee on the 14<sup>th</sup> day of August 2019.

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Michelle Garay, Mayor