

**BOROUGH OF MEDFORD LAKES  
SPECIAL COUNCIL MEETING  
NOVEMBER 23, 2005**

The special meeting of the Borough Council of the Borough of Medford Lakes, New Jersey, was held on the above date in the Denby Annex of the Medford Lakes Colony beginning at 7:30pm. Mayor Wasson presided. Following the Pledge of Allegiance, Mayor Wasson read the Statement of Compliance with the Open Public Meetings Act. This is to announce that adequate notice in the form of Notice of Meetings was (1) posted on the Administration Building bulletin board, (2) sent by fax and email to The Central Record, Medford, NJ, (3) sent by fax and email to the Burlington County Times, Willingboro, NJ on November 21, 2005 and (5) filed with the Municipal Clerk.

Answering Roll Call for Borough Council were Mayor Dave Wasson, Councilman Timothy Casey and Councilman Gary Woodend. Also present were Manager Rich Knight, Deputy Clerk Mark McIntosh, Solicitor James Vogdes, Construction Official Tom Heck, Construction Manager Jim Madden and Colony representative Paul Weiss.

**PUBLIC COMMENT**

*There was no public comment at this time.*

**APPROVAL OF MINUTES**

*There were no minutes at this time.*

**RESOLUTIONS**

*There were no resolutions at this time.*

**OLD BUSINESS**

**OAKS HALL** – Mayor Wasson set the ground rules for the meeting; Mr. Heck (Borough Construction Official) would speak first followed by a question/answer session by Council, then Mr. Jim Madden (Oaks Hall Construction Manager) would speak followed by a question/answer session by Council. The Mayor would then open the meeting up for Public Comment.

**Tom Heck-** Stated that he officially is denying the footings at the Oaks Hall Project. He read a statement from Underwood Engineering, he reviewed the process for issuing building permits, he read the building specifications from Ragan Design Group, he discussed concrete slips received from the concrete delivery company. Tom explained that he made every effort to work with the architects and engineers to work with the concrete footings as poured but was unable to come up with a solution and so he was standing by the denial.

**Council-** Asked various questions to his statement above to include a swiss hammer test feasibility (test for PSI), a core footings test (test for PSI) and discussed the overall inspection process.

**Jim Madden-** Distributed a typed report to council. He read a report from Environmental Resolutions. He discussed his call to the NJ Department of Community Affairs. He discussed the soil borings by Underwood Engineering. He read a memo written to Council.

**Council-** Asked various questions to his report and to his statement above. Council asked about the involvement from the architect.

**Tom Heck-** A discussion about the “slump” of concrete and the installation of Rebar (steel).

**Jim Madden-** Discussed the grounding of Rebar (steel).

**PUBLIC COMMENT:**

**Lou Potter (64 Mohave Trail)-** Stated that there appeared to be a lack of documentation on all parties involved.

**Alan Barnes (Manhasset Trail)-** What is Mr. Madden’s position?  
Councilman Woodend- Project Manager.

**Alan Barnes-** Is there an executed contract?  
Solicitor Vogdes- Yes

**Alan Barnes-** When was it dated?  
Solicitor Vogdes- Roughly July

**Alan Barnes-** Type of contract?  
Solicitor Vogdes- Professional Services

**Alan Barnes-** Did we have any pre-construction meetings?  
Councilman Woodend- Yes, numerous

**Alan Barnes-** discussed the billing rates and foundation design.

**Brian Bennett (133 Tuckerton Road)-** Stated that the foundation was not a trench pour but instead was a mass pour, he wants to know Council’s position? And he is concerned with costs to date and future.

**Donald Ferry (Meeshaway Trail)-** Curious as to status of construction given the current situation and did the Council receive its blessing from the Historic Committee?

**Joe Aramondo (285 Shingowack Trail)-** Stated that there was a procedure breakdown with all parties involved. He questioned the project managers contract.

**Sandy Wasson (97 Wabun Trail)-** Asked if the concrete work was bid? What was the cost? Were there questions about the elevation still?

**Joe Aramondo-** Questioned the bedrock pour choice.

**Brian Bennett-** Asked for projected date of Oaks Hall completion.

**Lou Potter-** Stated that in the future he hopes Council dictates that the Construction Manager does the Construction Manager job and not act as a contractor.

**Mayor Wasson-** directed everything back to Council. He stated that this Special Meeting was a fact finding meeting for Councils benefit to understand all of the issues that are currently pending with the footings as well as future aspects associated with the Oaks Hall Project and to also give the public a chance to ask questions that would assist Council in future decisions.

**Manager Knight-** Read a memo from ERI and a verbal report from Ragan Design both agreeing that the footings were not built as specified in the plans. Rich also reported that he had spoken with the DCA over using the BOCA Code vs. IBC Code.

**Motion to Solicit Bids:**

*Councilman Casey made a motion, seconded by Mayor Wasson, to authorize the Manager to solicit bids for the removal of the footings and foundation at the Oaks Hall Project Site.*

**Vote To Solicit Bids:**

Ayes: Casey, Wasson, Woodend

Nays: None

Motion carries

**CORRESPONDENCE**

*There were no additional correspondence at this time.*

**REPORTS**

*There were no additional reports at this time.*

**PAYMENT OF BILLS**

*There were no bills at this time.*

**ADJOURNMENT**

Councilman Woodend made a motion, seconded by Mayor Wasson, to adjourn the meeting.

**Vote To Adjourn**

Ayes: Woodend, Wasson, Casey

Nays: None

Motion carries

Respectfully submitted,

Richard Knight  
Borough Manager