

PUBLIC PRESENTATION



VERONA EMERGENCY SERVICES COMPLEX

POLICE DEPARTMENT, FIRE DEPARTMENT - CO. #2, RESCUE SQUAD



WHAT WE ARE PROPOSING?



The Township of Verona would be requesting, that action be taken to resolve longstanding facilities issues affecting the Police, Fire and Rescue Squad. Over the years, several alternative and individual plans have been evaluated for each of the Departments, yet little has been brought to fruition.

THE PROPOSED PLAN ENTAILS THE ESTABLISHMENT OF A UNIFIED SOLUTION THAT SEAMLESSLY INTEGRATES THE POLICE, FIRE, AND RESCUE DEPARTMENTS INTO A SINGULAR EMERGENCY SERVICES COMPLEX.

THIS CONSOLIDATION NOT ONLY FACILITATES THE SHARING OF PROGRAM SPACES AND SERVICES BUT ALSO SERVES AS A STRATEGIC MEASURE TO CONTROL COSTS EFFECTIVELY.



HOW DID WE GET HERE?



- » The NEEDS of PD, Fire & Rescue have existed for decades. The average age of the three facilities is **90.7 YEARS OLD**.
 - » POLICE BUILDING - oldest section 101 years old.
 - » FIRE DEPARTMENT - oldest section is 74 years old.
 - » RESCUE SQUAD - oldest section is 97 years old.
- » Since 2015, Solutions Architecture has worked with the Township to explore potential improvements to the PD, FD-No.2 and Rescue Squad.
- » The township has explored over 20+ Township, County, BOE owned and private property locations that might fit any one of the departments, with little success.
- » In April of 2023 the Township acquired two adjacent parcels at 217/225 Pompton Ave.

THE NEED

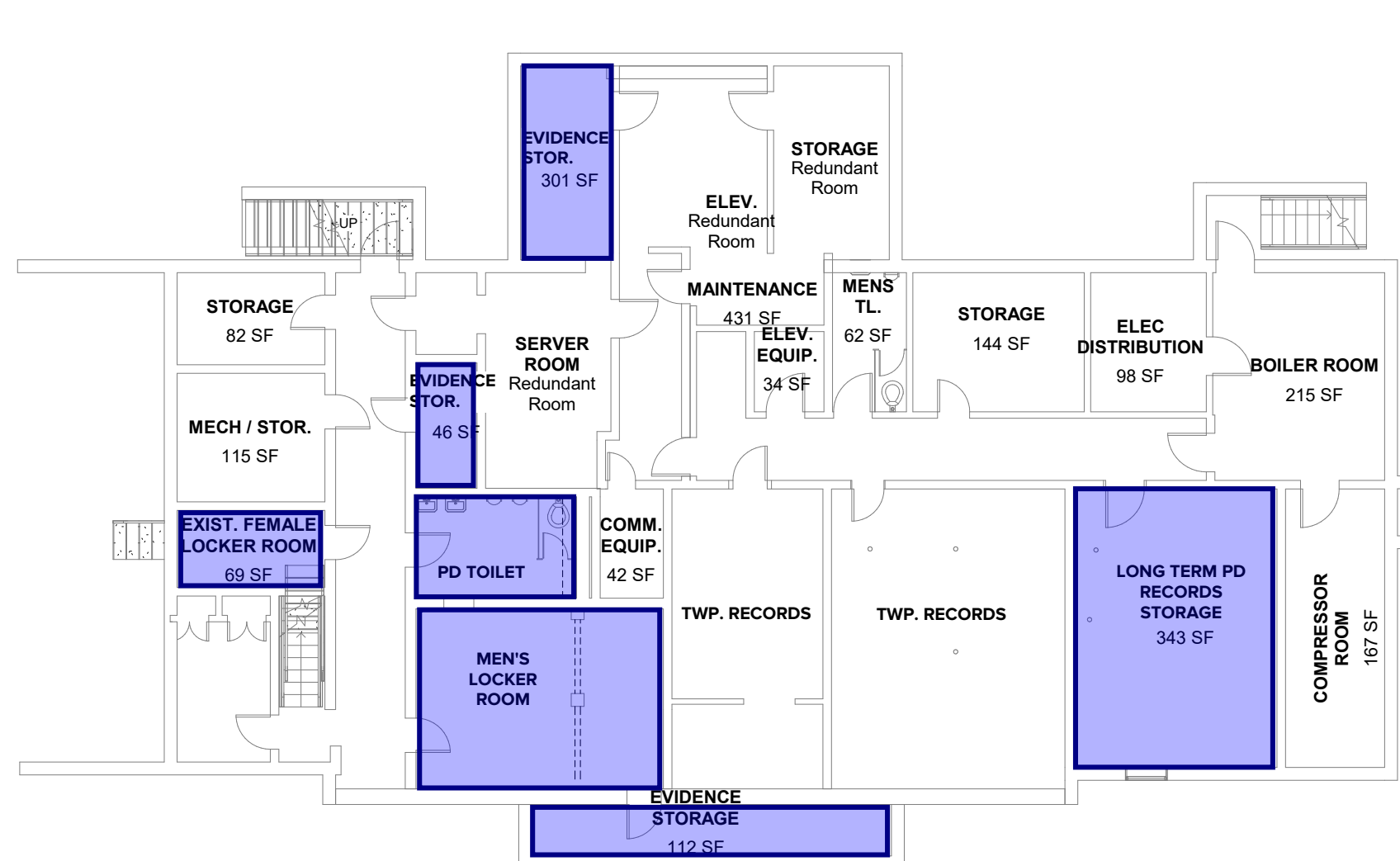
VERONA POLICE DEPT

 SOLUTIONS
ARCHITECTURE

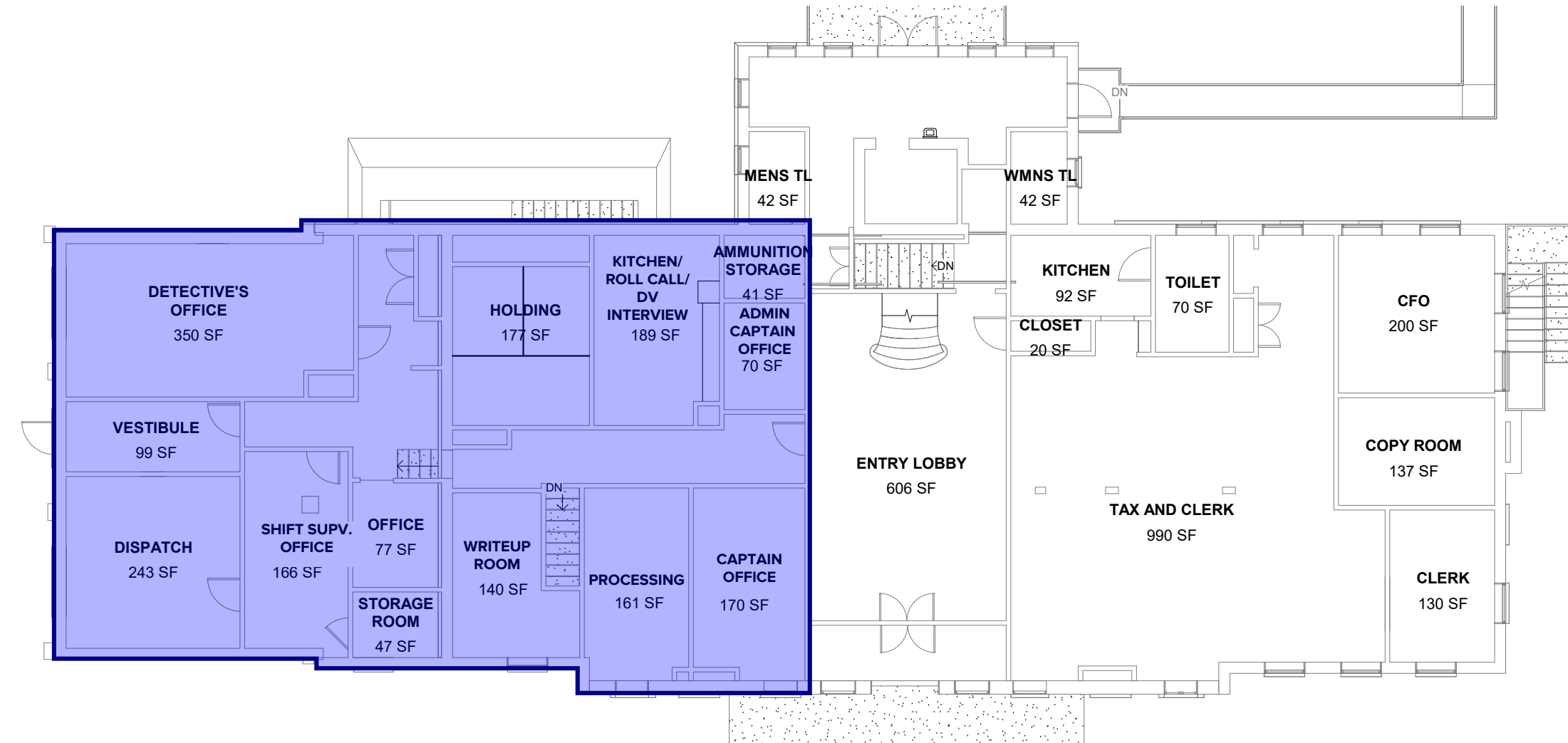


EXISTING PLAN - POLICE DEPT.

POLICE DEPT.



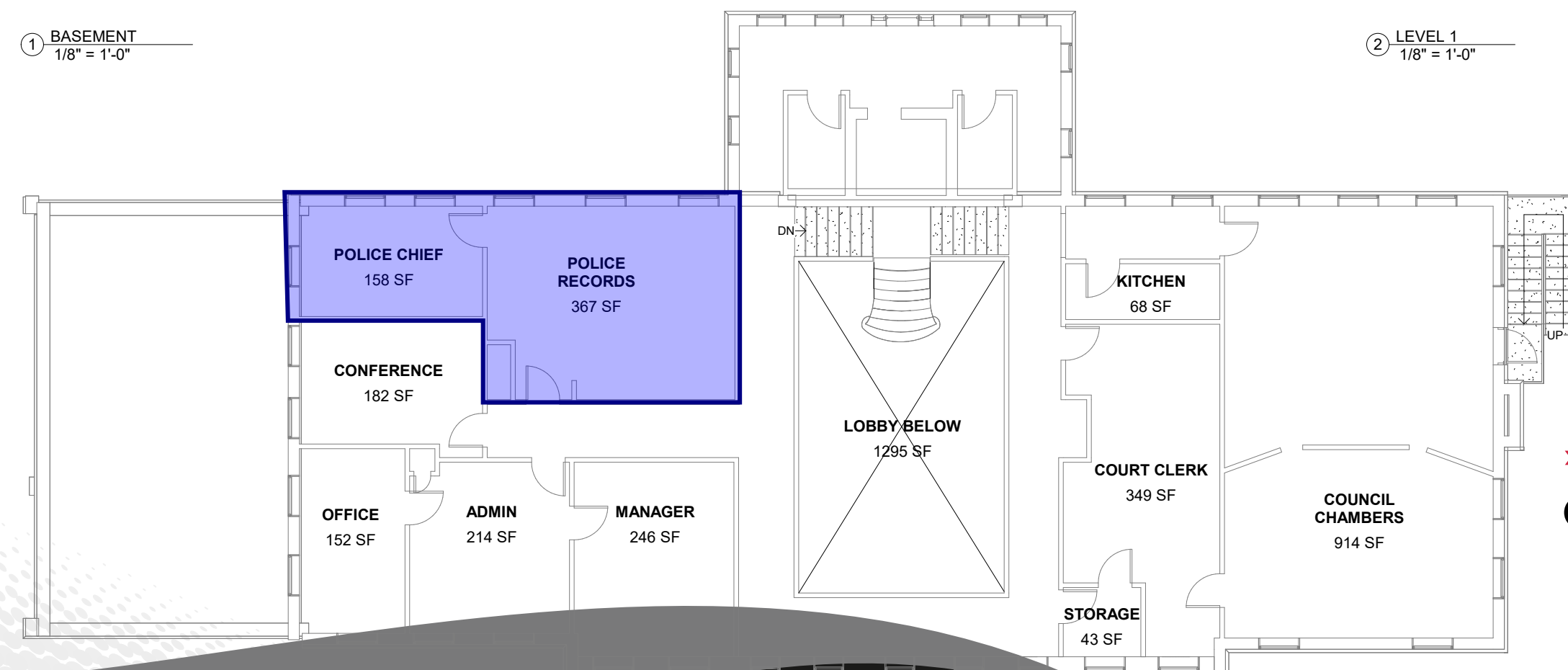
» Lower Level - 1,000 sq.ft. - lockers, long term records, evidence



» Main Level - 2,800 sq.ft. - Dispatch, holding, processing, offices, entrance, write up, detectives, kitchen/rollcall/ meeting/ DV interview room

1 BASEMENT
1/8" = 1'-0"

2 LEVEL 1
1/8" = 1'-0"



» 2nd Floor Level - 525 sq.ft. - Chief Office / PD Records

- » Existing Police Department occupies 4,000+/- sq.ft. dispersed on various floors throughout Town Hall
- » Lacks adequate program space
- » Lacks efficiency and safety protocols
- » Lacks gender compliance protocols
-(female PD officers must go upstairs and use tax office toilet)

THE NEED... THE HISTORY

POLICE DEPT. • • • • •



- » Dating as far back as 1978, the Borough's Master Plan called out that the **“Police and Borough Facilities are presently inadequate and it would be desirable to relocate the Police Department in other facilities.”**
- » In the 1980's, leadership vowed to **“work with the Police Department in developing a cost effective plan for the upgrading of our Police Headquarters”.**
- » In 1981, it was stated that **“the facilities rank among the worst in the county, they are inefficient and overcrowded. These are poor working conditions under which “Verona's Finest must labor and has a detrimental effect of morale and job effectiveness.”**

SOLUTIONS
ARCHITECTURE



THE NEED... THE HISTORY

POLICE DEPT. • • • • •



- » In 1984, a “move” to the basement “**attempted**” to provide additional needed space”. 1986, two years later it was AGAIN “**front page news**” - “**Public Safety Facility Proposal Being Studied.**”
- » 1998, with the **construction of the Community Center** and new Fire House, the relocation of the Fire Dept. allowed the Police Dept. to move Dispatch and the Detective Bureau out front to its current location.
- » Over the past (5) years there have been efforts to **explore potential improvements to the department**, including locker room upgrades, additions + renovations to the existing facility, acquisition, adaptation of an existing non-law enforcement facility or New Construction.

THE NEED... DEFICIENCIES

POLICE DEPT.



- » It is clear from our evaluations that the existing Police Department in its present condition, **falls short of meeting some very basic requirements** of the Police Facilities Planning Guidelines, that were prepared by the International Association of Chiefs of Police nor does it meet the requirements of the Department of Corrections.
- » Only so much can be done before **DOC mandates that the entire facility** be brought up to standards.
- » Even if the existing Police Building were gutted and renovated from top to bottom, the existing structure lacks the necessary square footage to accommodate the most basic of program elements.

THE NEED... DEFICIENCIES

POLICE DEPT.



- » The existing police facility is failing on the criteria of adequate program space.
 - » A true sallyport - secure detainee entrance.
 - » Separation of detainee/staff or detainee/public.
 - » Confidential interview rooms.
 - » Secured prisoner processing/holding areas or cell block.
 - » Adequate space for department briefings or roll call.
 - » Adequate space for an Emergency Operations Center.
 - » Adequate report / administrative areas.
 - » No fitness / training areas or adequate locker rooms.
 - » Adequate space for future growth.



LOST OPPORTUNITIES

POLICE DEPT.



» Given the lack of needed program spaces, the department cannot take advantage of revenue producing or operational savings aspects that could otherwise be possible with a new facility.

» Shared fee based services:

» Potential Regional Meetings

» Potential Training Conferences

(host often receives free entry for 15 officers to the program - a savings of \$\$\$\$)

» Shared use of Virtual Firing Range

» Potential for a Regional or shared local dispatch center

» Potential shared Emergency Operations Command Center

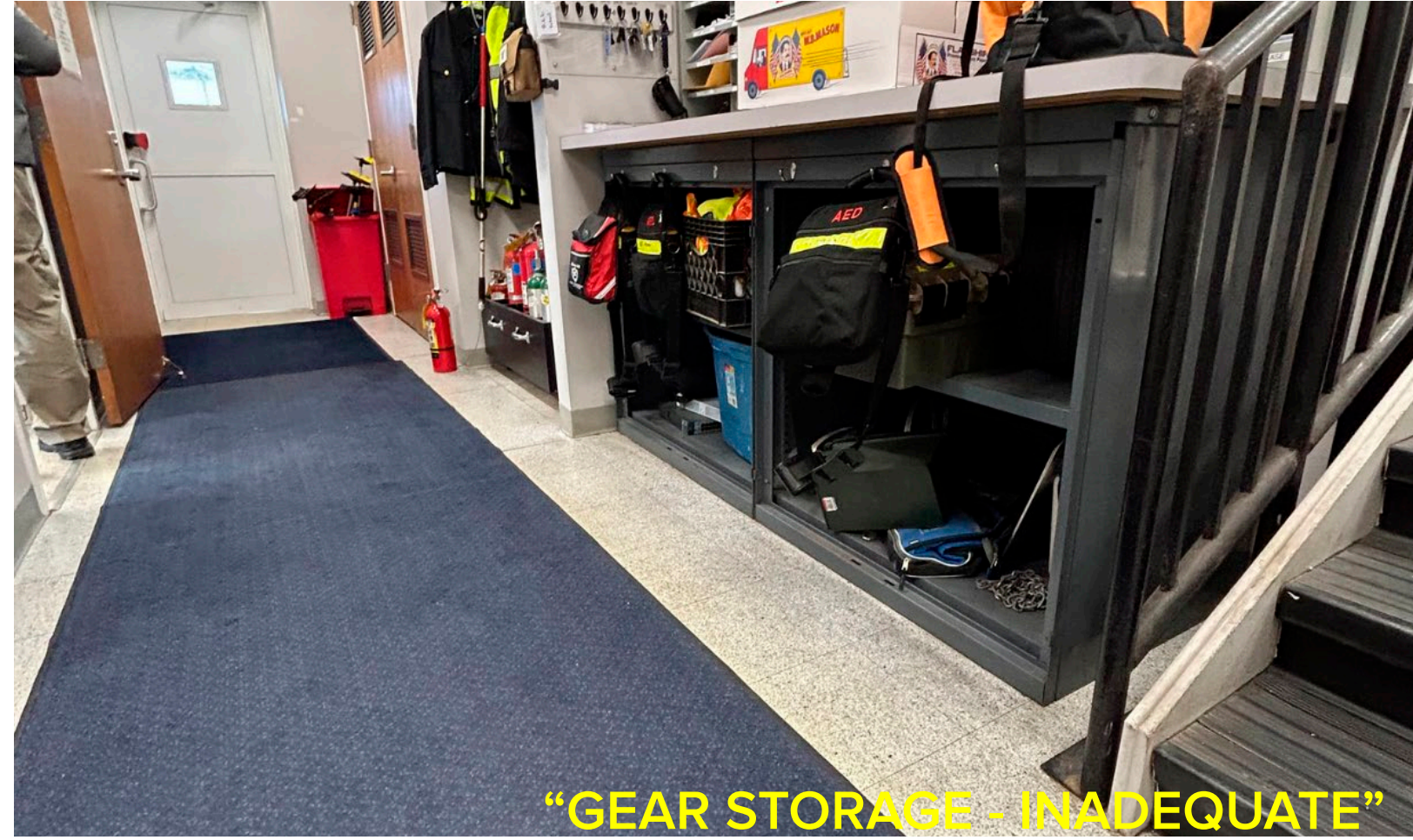


EXISTING CONDITIONS

POLICE DEPT.



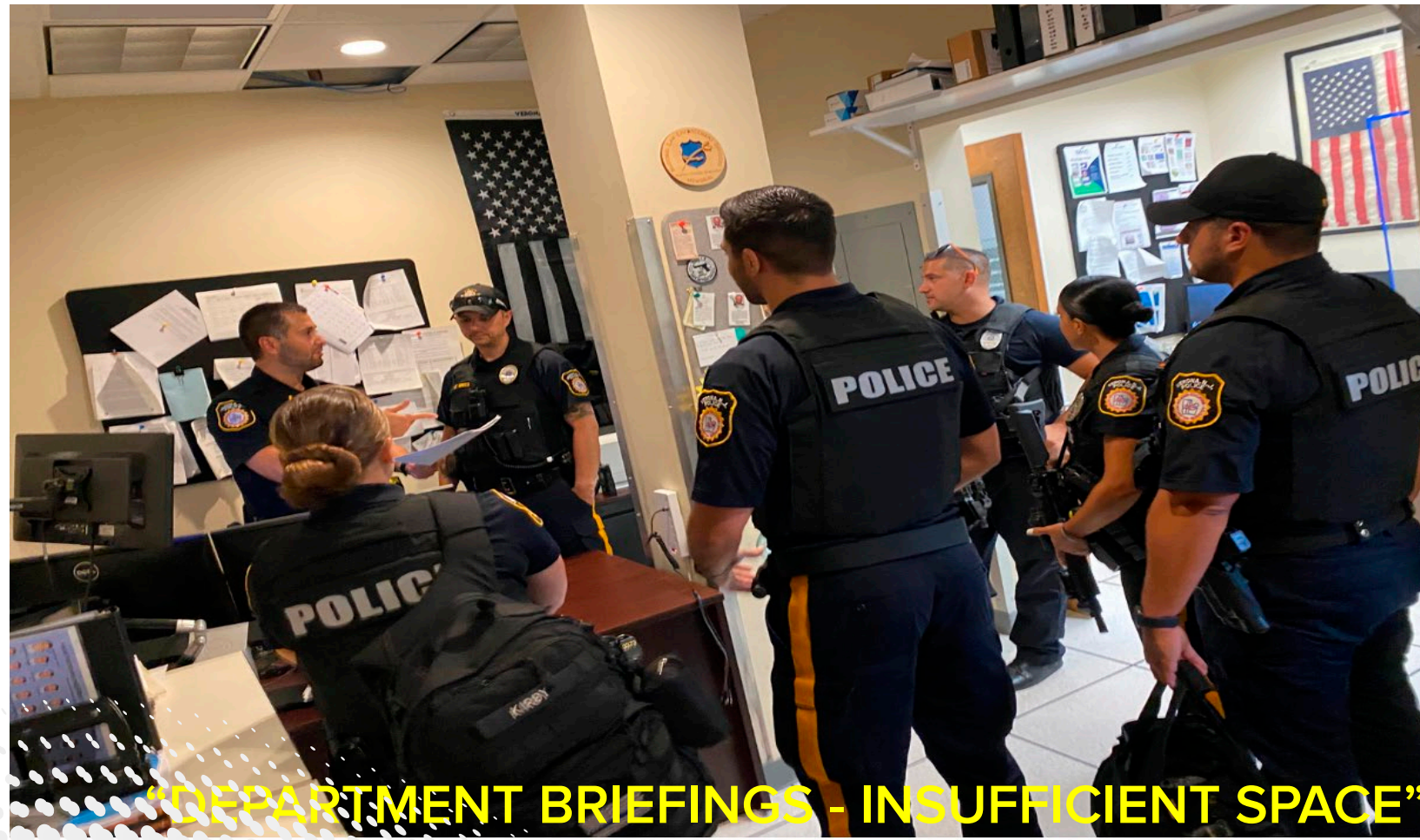
"DISPATCH - INADEQUATE SPACE"



"GEAR STORAGE - INADEQUATE"



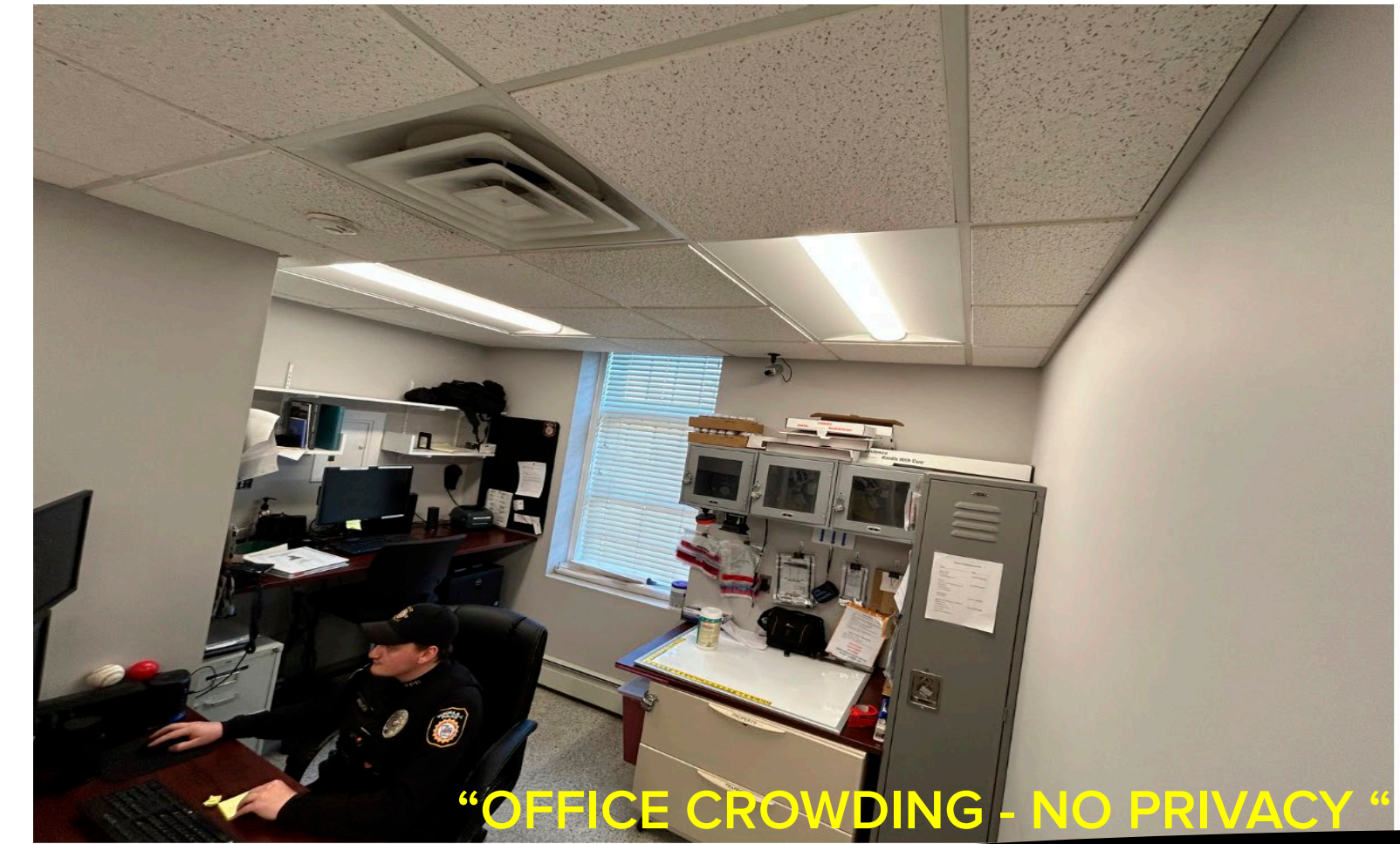
"INEFFICIENT WORK SPACES"



"DEPARTMENT BRIEFINGS - INSUFFICIENT SPACE"



"INADEQUATE WORK AREAS"



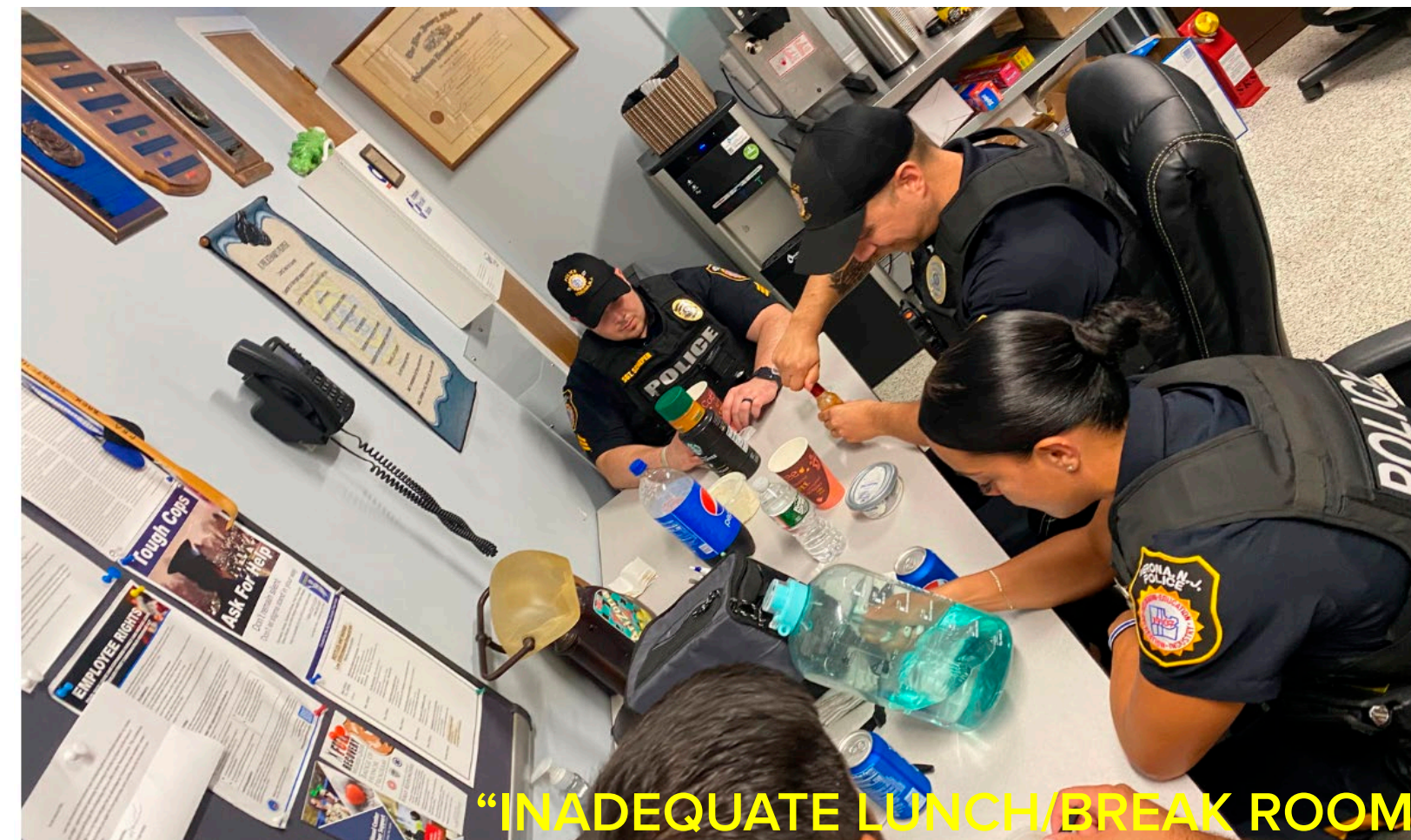
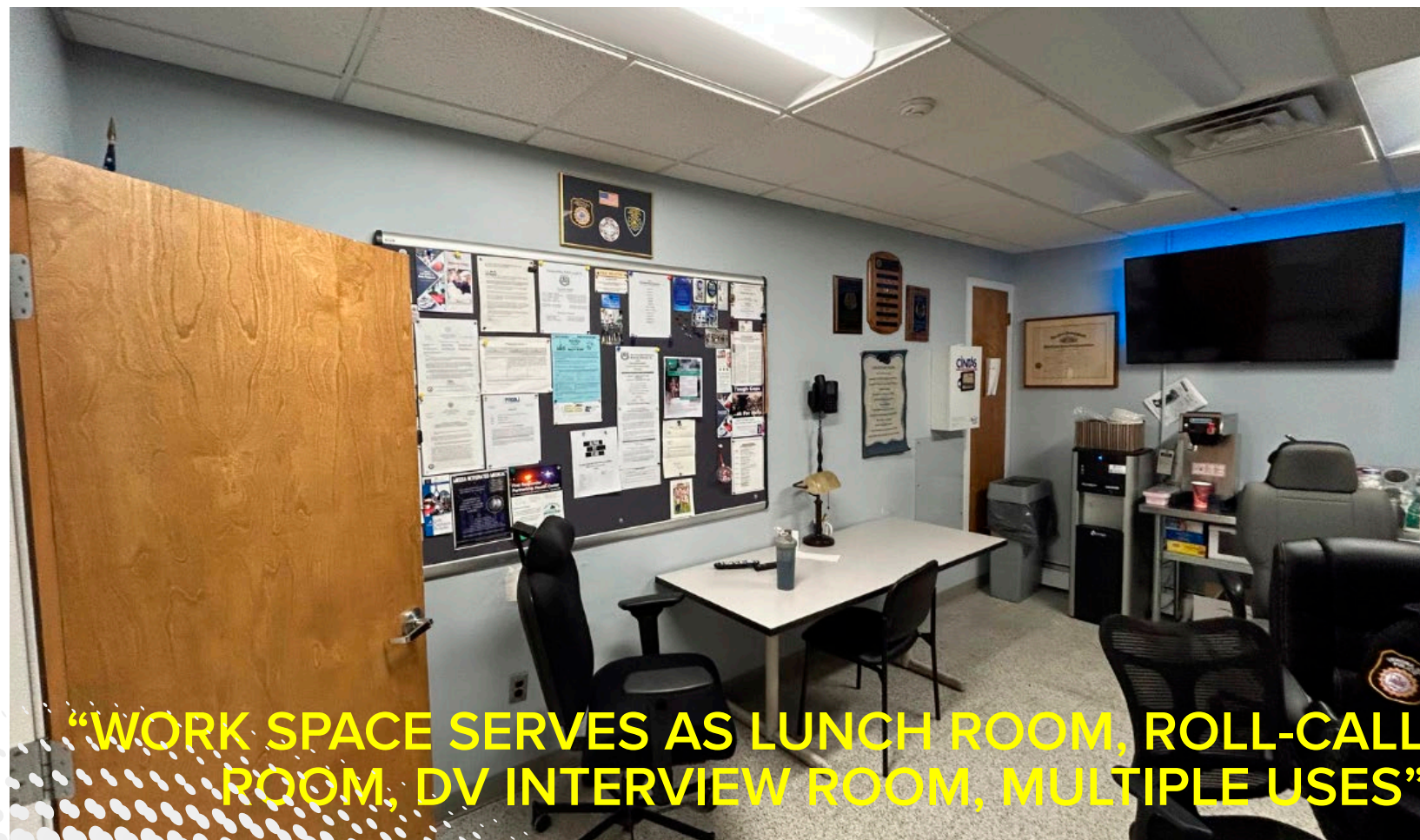
"OFFICE CROWDING - NO PRIVACY"

SOLUTIONS ARCHITECTURE +



EXISTING CONDITIONS

POLICE DEPT. ● ● ● ● ● ● ●



EXISTING CONDITIONS

POLICE DEPT.



THE NEED

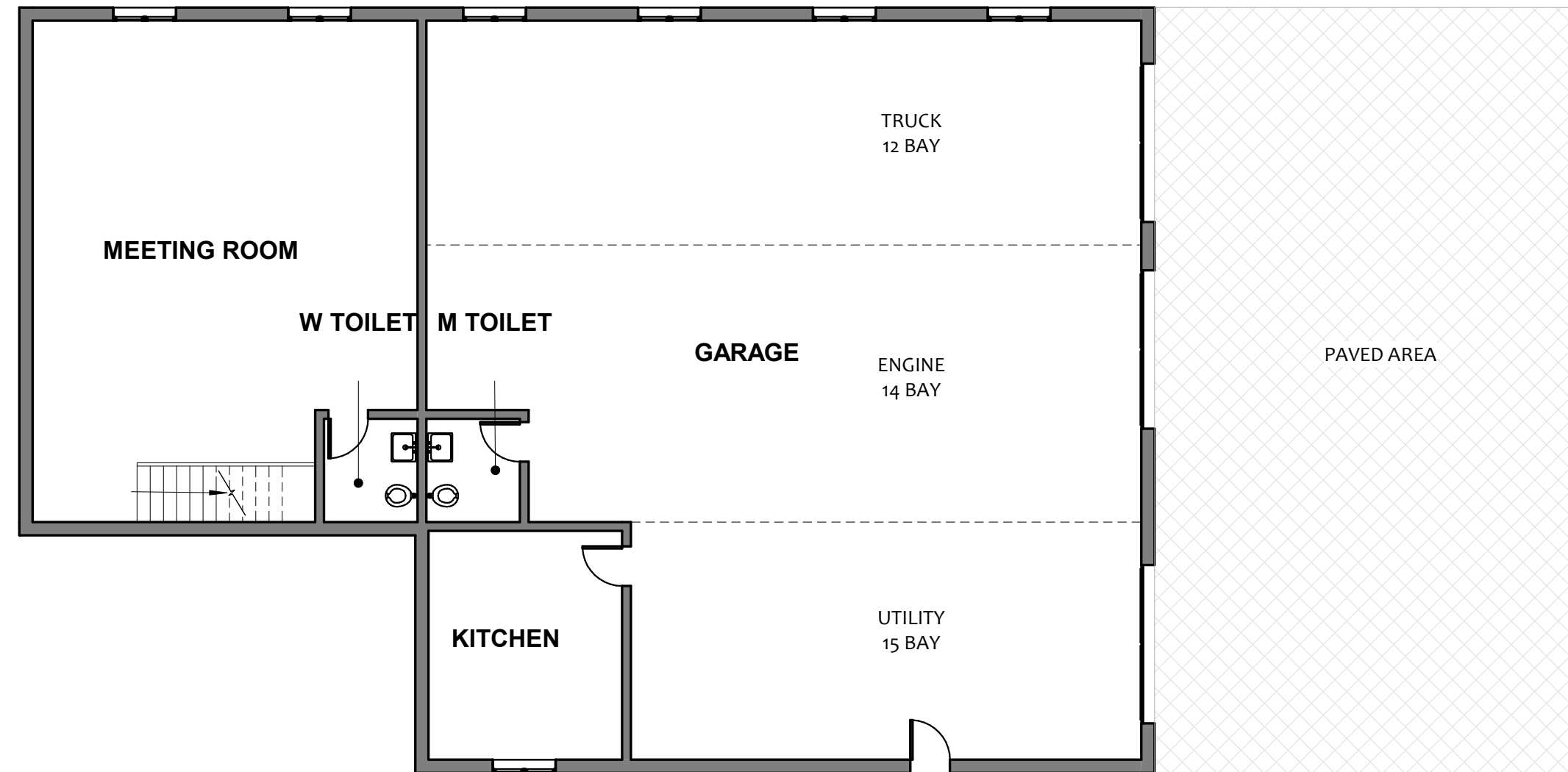
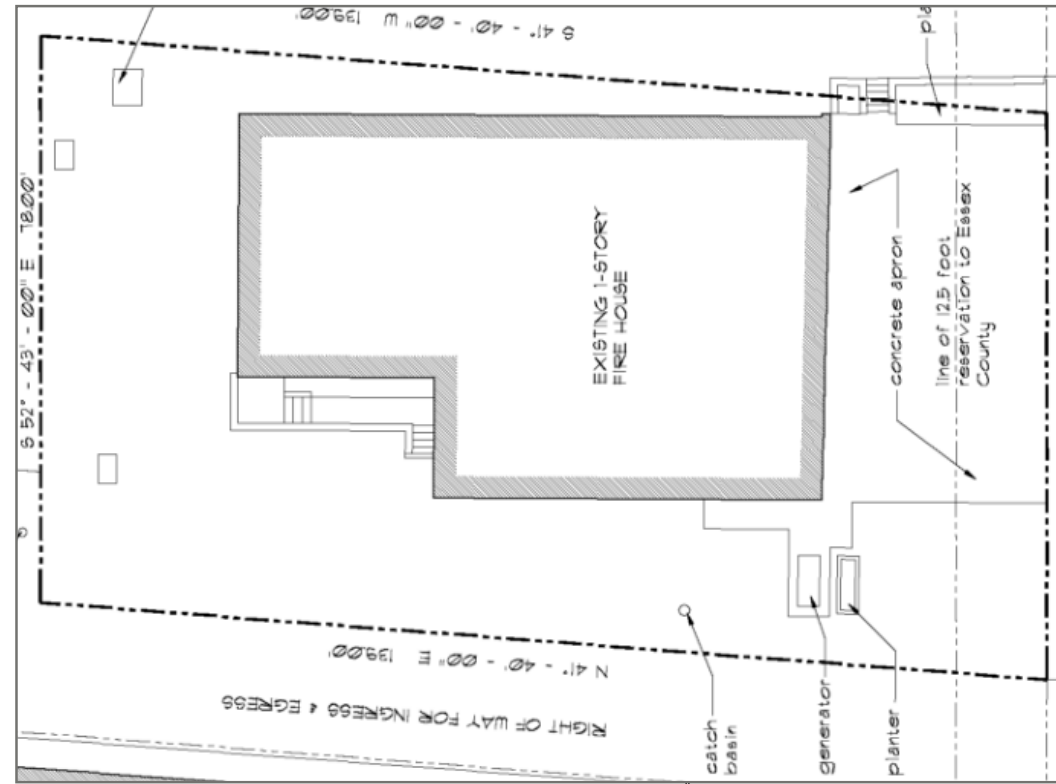
VERONA FIRE DEPT

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EXISTING PLAN

FIRE DEPT.



- » Existing Fire Company No.2 occupies 5,500+/- sq.ft. in its own facility on Bloomfield Ave.
- » Existing site is 10,842 gs.
- » Lacks adequate program spaces
- » Lacks adequate clearances for apparatus
- » Lacks efficiency and safety protocols
- » Is significantly deteriorated

» Main Level - 5,500 sq.ft. - (3) Garage Bays, (2) Unisex Toilet Rooms, (1) Meeting Room (1) Kitchen, Access to lower level basement which is presently unusable

THE NEED... THE HISTORY

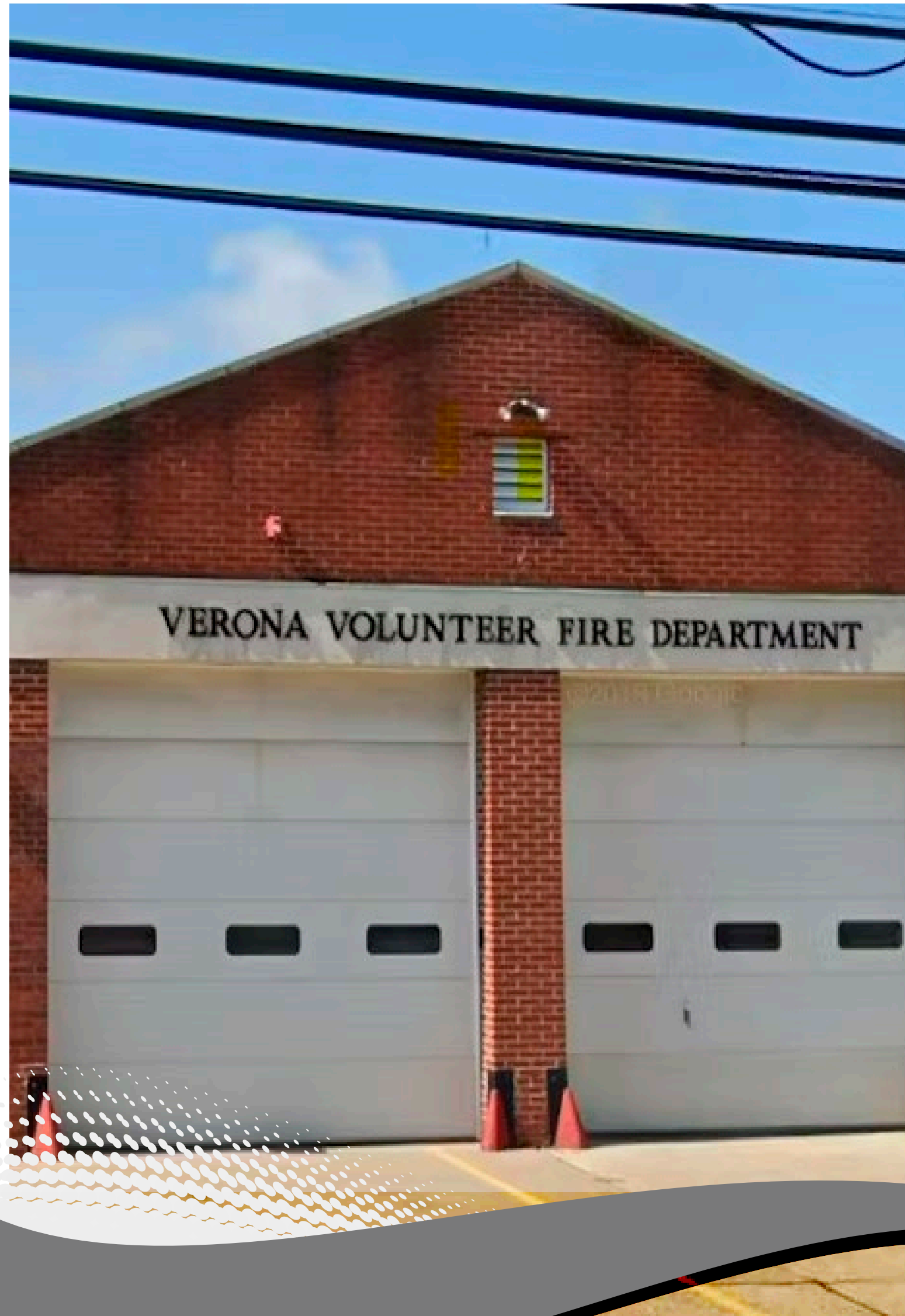
FIRE DEPT.



- » In 1922 a wooden one-bay firehouse was built on the present location to house one hose tender. In 1926 a second bay was added and this housed the rescue truck.
- » In 1949 a fire destroyed the firehouse and the present building was erected with two bays. In the early 60's, a third bay was added for an additional apparatus.
- » 1982 - (40 Years Ago) Fire station was renovated to allow for heavier apparatus and addition of a ladder truck.
- » In 2016 a study explored - renovations, additions, and the construction of a new firehouse on the existing site.
- » Building is 74 years old and is NOT OSHA compliant with present day standards.

THE NEED... DEFICIENCIES

FIRE DEPT. ● ● ● ● ● ● ●



» Facility Issues:

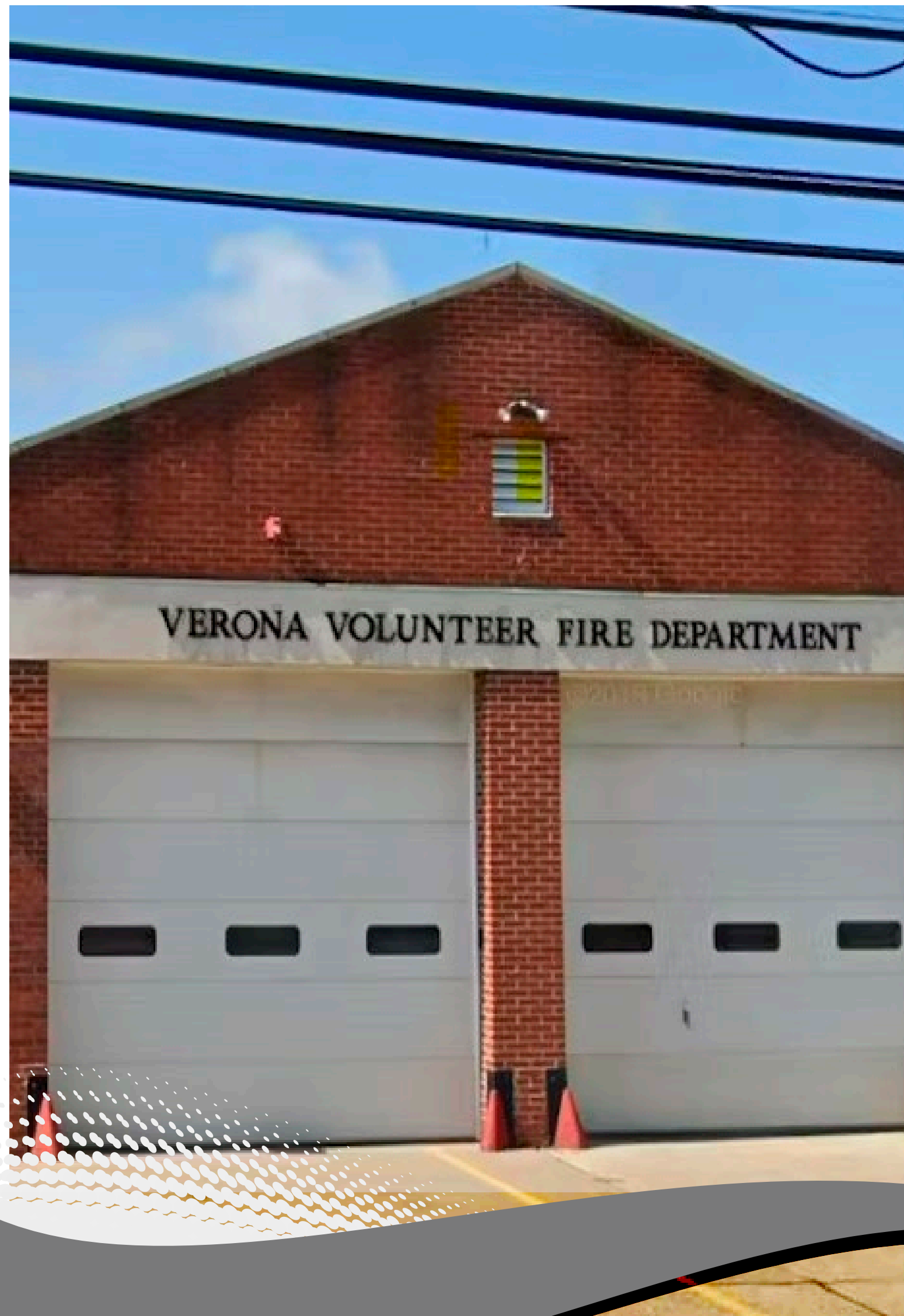
- » Major roofing/flashing issues allowing water infiltration causing exterior wall, window and door issues/ cracking + stucco/plaster damage.
- » Major structural issues due to building settling. Walls cracking and masonry facade separation.
- » Floor tiles popping, wood floors warping, window frames at meeting room / basement are rotted/leaking. Steel lintels are rusted and bowing.
- » Two sump pumps in basement are inadequate to keep up during heavy rain storms resulting in more water infiltration. Basement door-deteriorated / does not open, posing a safety problem. Basement cannot be used.

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THE NEED... DEFICIENCIES

FIRE DEPT.



- » The existing facility fails on criteria of adequate space:
 - » Future apparatus bays; unsafe bay clearances / height
 - » Adequate space for a training room
 - » Adequate kitchen / office space
 - » Adequate gear racking and storage
 - » Adequate oxygen tank storage facilities
 - » No adequate toilet facilities or shower facilities
 - » No locker rooms
 - » Maintenance / Work space
 - » Deteriorated infrastructure/structural issues, cracking, plaster deteriorating, power, lighting, plumbing

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EXISTING CONDITIONS

FIRE DEPT.



"WATER DAMAGE - STUCCO - RUSTED LINTELS"



"WATER DAMAGE - STUCCO - CAN SEE DAYLIGHT"



"STRUCTURAL SETTLEMENT CRACKING"



"WATER DAMAGE - CEILINGS - ON RADIO EQUIPMENT"



"FACADE STRUCTURAL DAMAGE"



"FACADE STRUCTURAL DAMAGE"



EXISTING CONDITIONS

FIRE DEPT.



“WATER DAMAGE - PLASTER”



“WATER DAMAGE - PLASTER”



“ANTIQUATED 1970'S MECHANICAL SYSTEMS”



“WATER DAMAGE - CEILINGS”



“RECURRING BASEMENT FLOODING”



“WATER DAMAGE - INTO ELECTRICAL JUNCTION BOXES”



EXISTING CLEARANCES

FIRE DEPT. ● ● ● ● ● ● ●



"LESS THAN 6' OF AISLE"



"DOORS HIT"



"MERE 6 INCHES OF CLEARANCE"



"MERE INCHES OF CLEARANCE"



"MERE INCHES OF CLEARANCE"



"30" OF CLEARANCE"

THE NEED

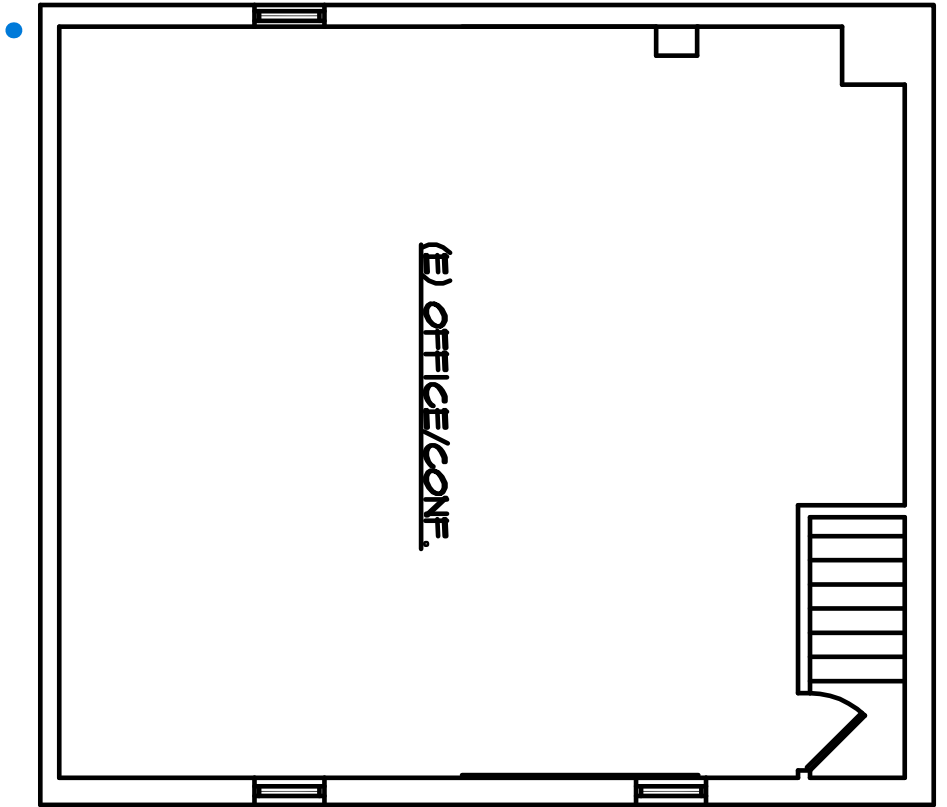
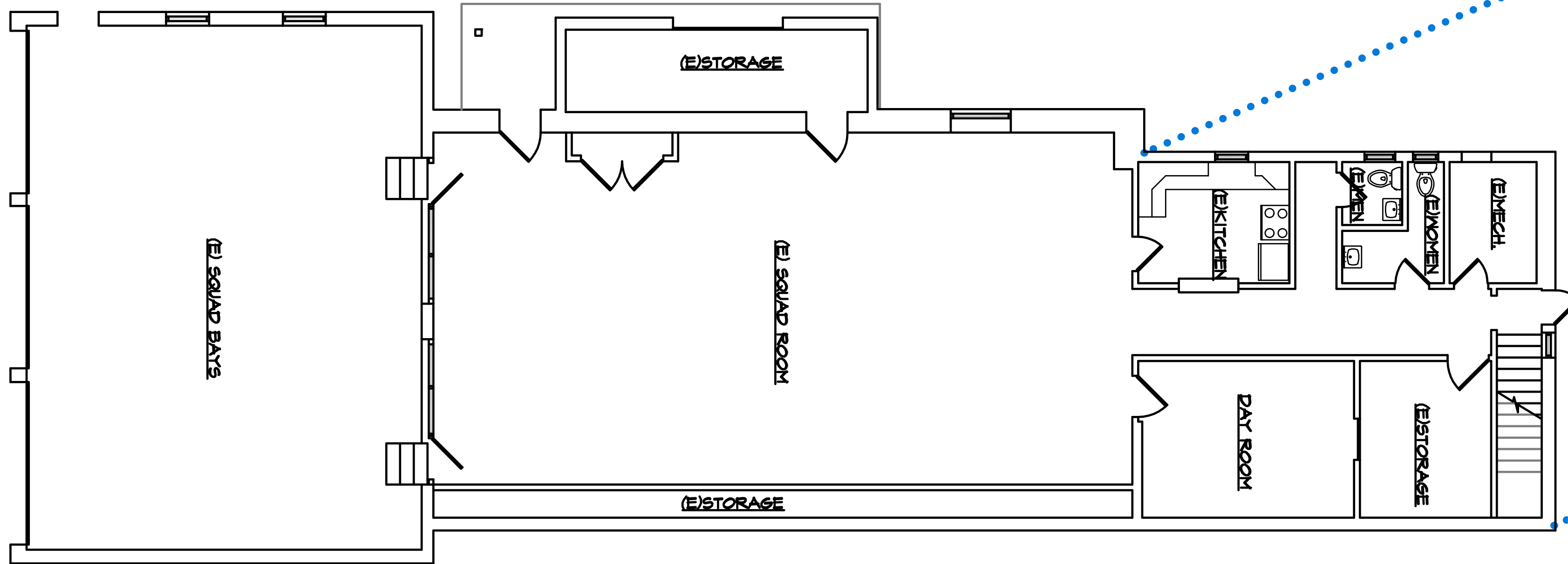
VERONA RESCUE SQUAD

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EXISTING PLAN

RESCUE SQUAD

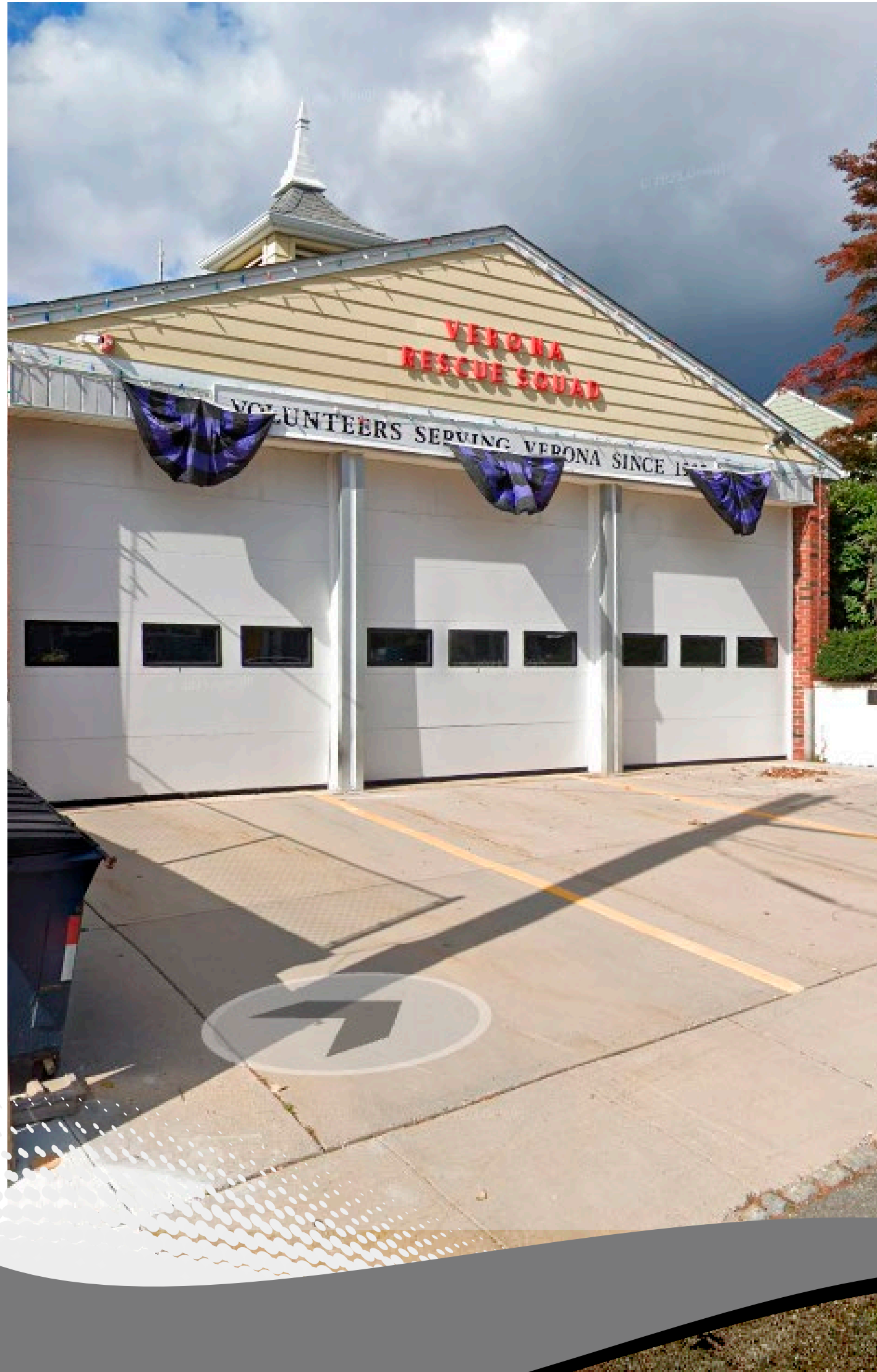


» Main Level - 4,632 sq.ft. - (3) Garage Bays, (1) Large Squad Room (no private areas for sensitive discussion), non-ADA compliant unisex toilet rooms, (1) Day Room, (1) Storage Room (1) Mechanical Room, (1) Kitchen, access to second floor office and conference space.

- » Existing Verona Rescue Squad occupies 4,600+/- sq.ft. in its own facility on Church Street.
- » Lacks adequate program spaces
- » Lacks adequate clearances for apparatus
- » Lacks efficiency and safety protocols
- » Is significantly deteriorated

THE NEED... THE HISTORY

RESCUE SQUAD



- » In 1927, VRS was formed and is currently the oldest, 24-Hour, 100% Volunteer EMS Squad in the New Jersey.
- » The current building was a 1920's carriage house that was converted for the squad. Underwent upgrades in 1942 and 1980. Little has been done since.
- » In 2019, VRS commissioned an evaluation of the existing facility conditions. The report determined that the existing facility lacks essential building planning elements and is operationally inefficient.
- » The report revealed that the existing facility, if renovated, would still lack necessary program elements or the ability to accommodate growth.

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THE NEED... DEFICIENCIES

RESCUE SQUAD



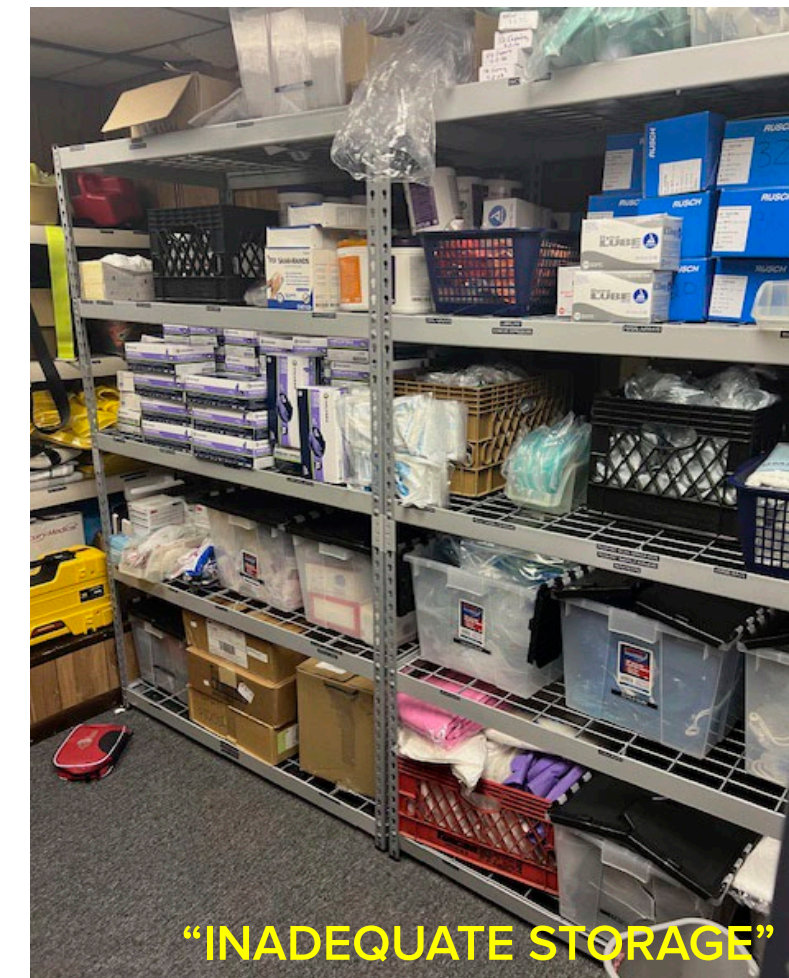
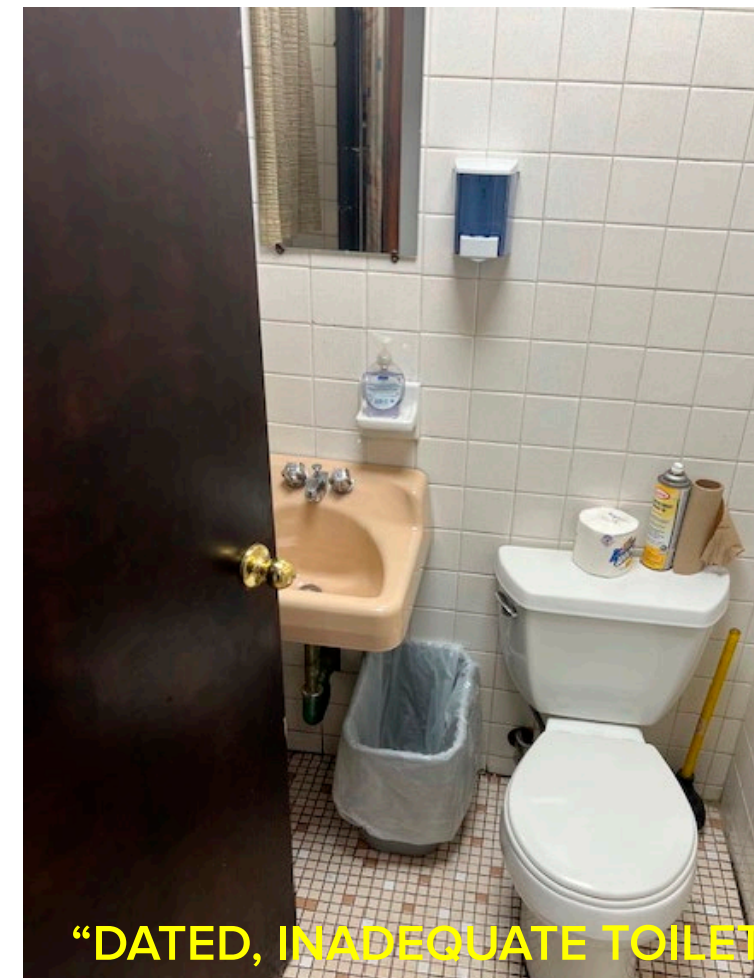
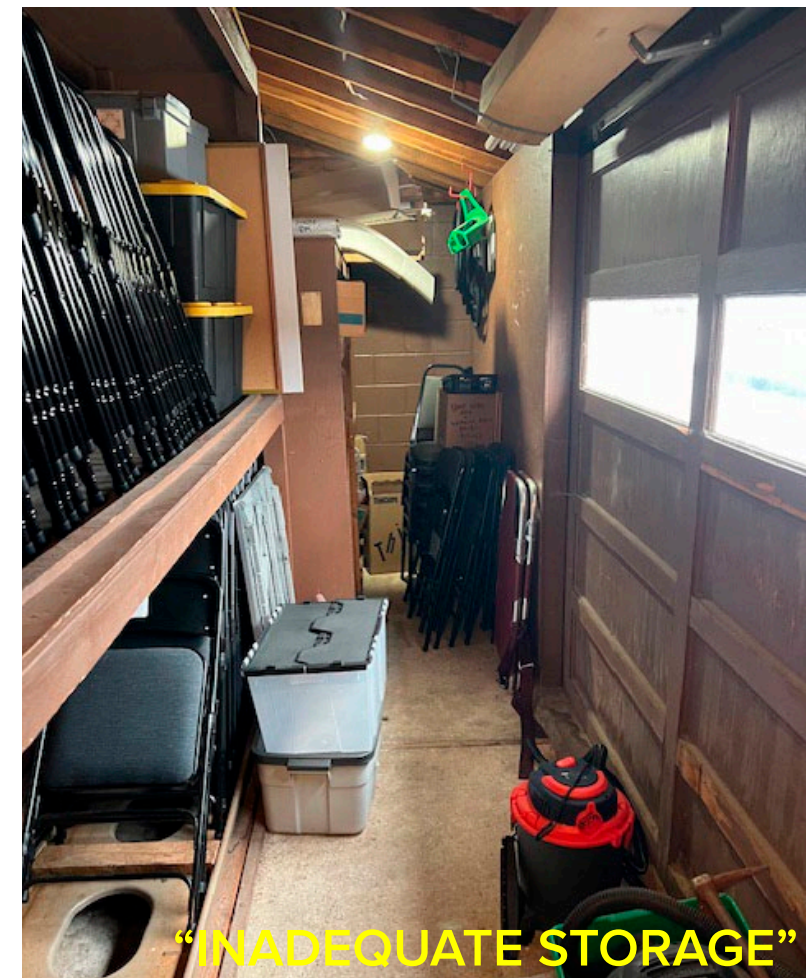
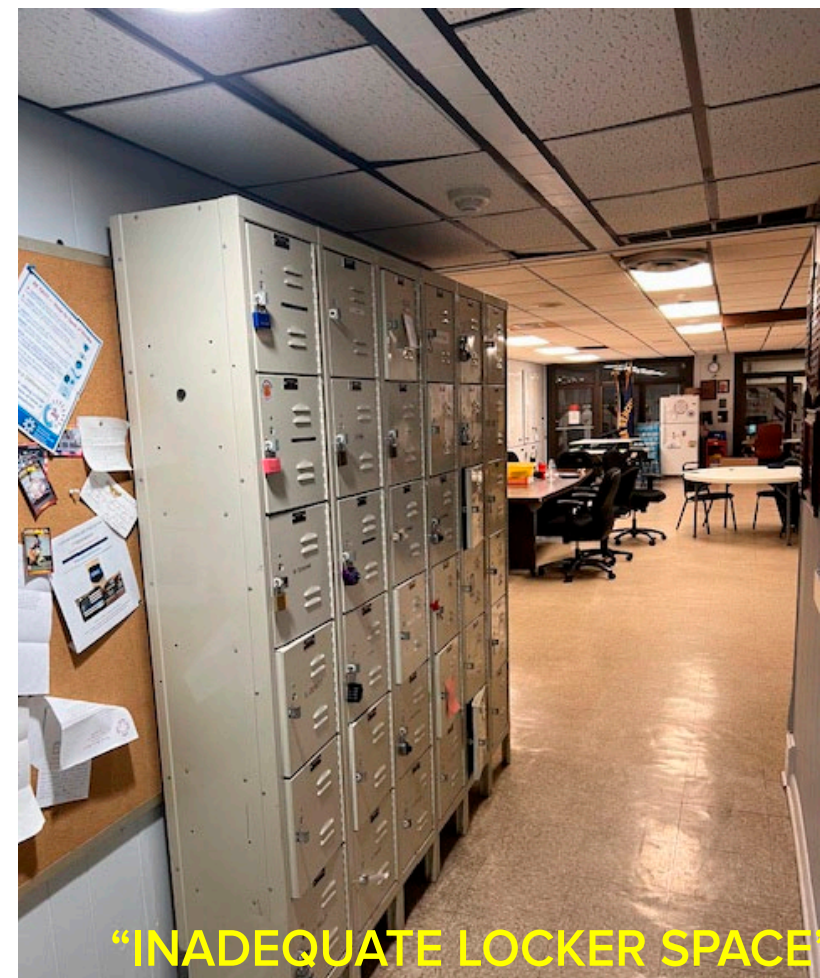
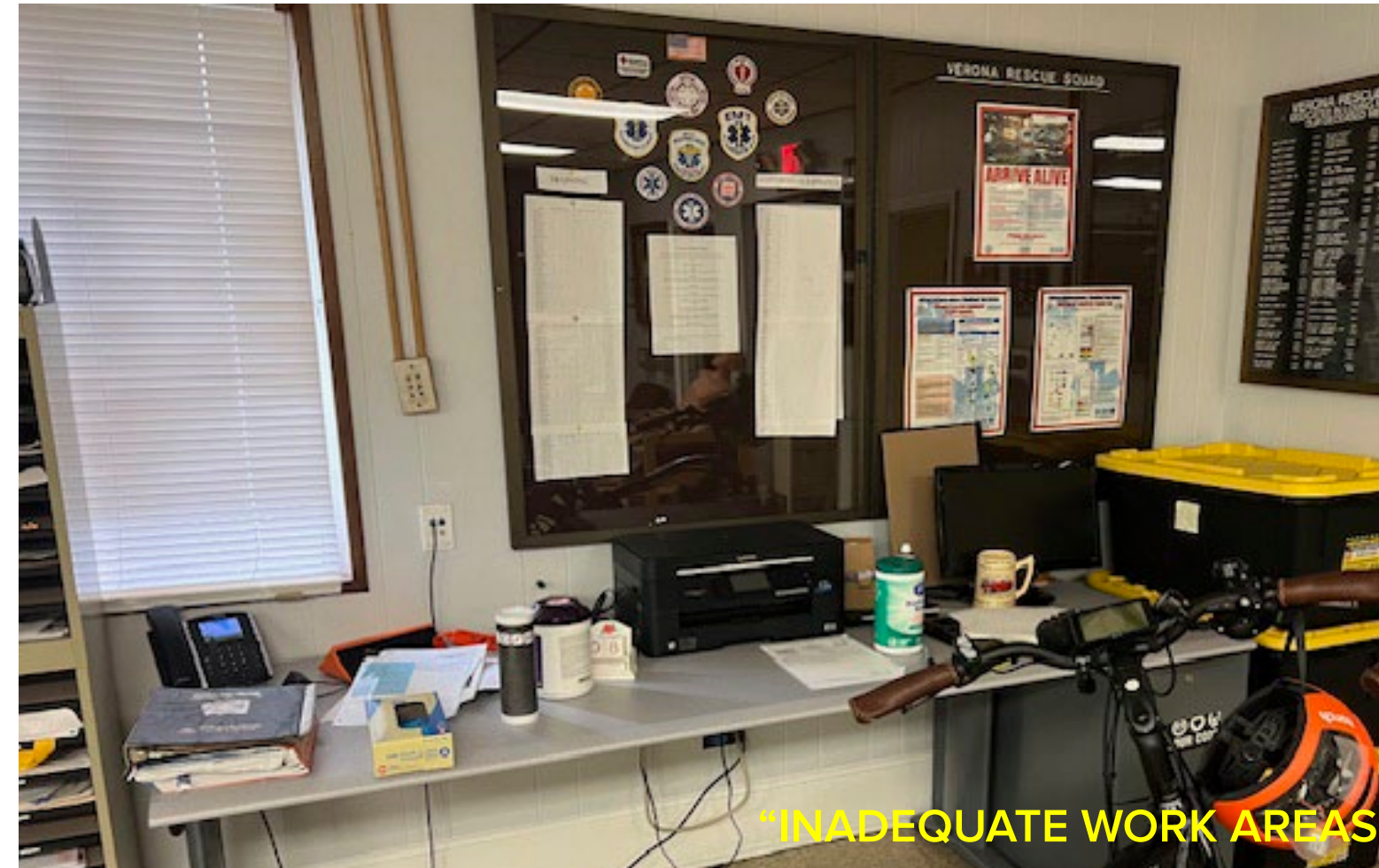
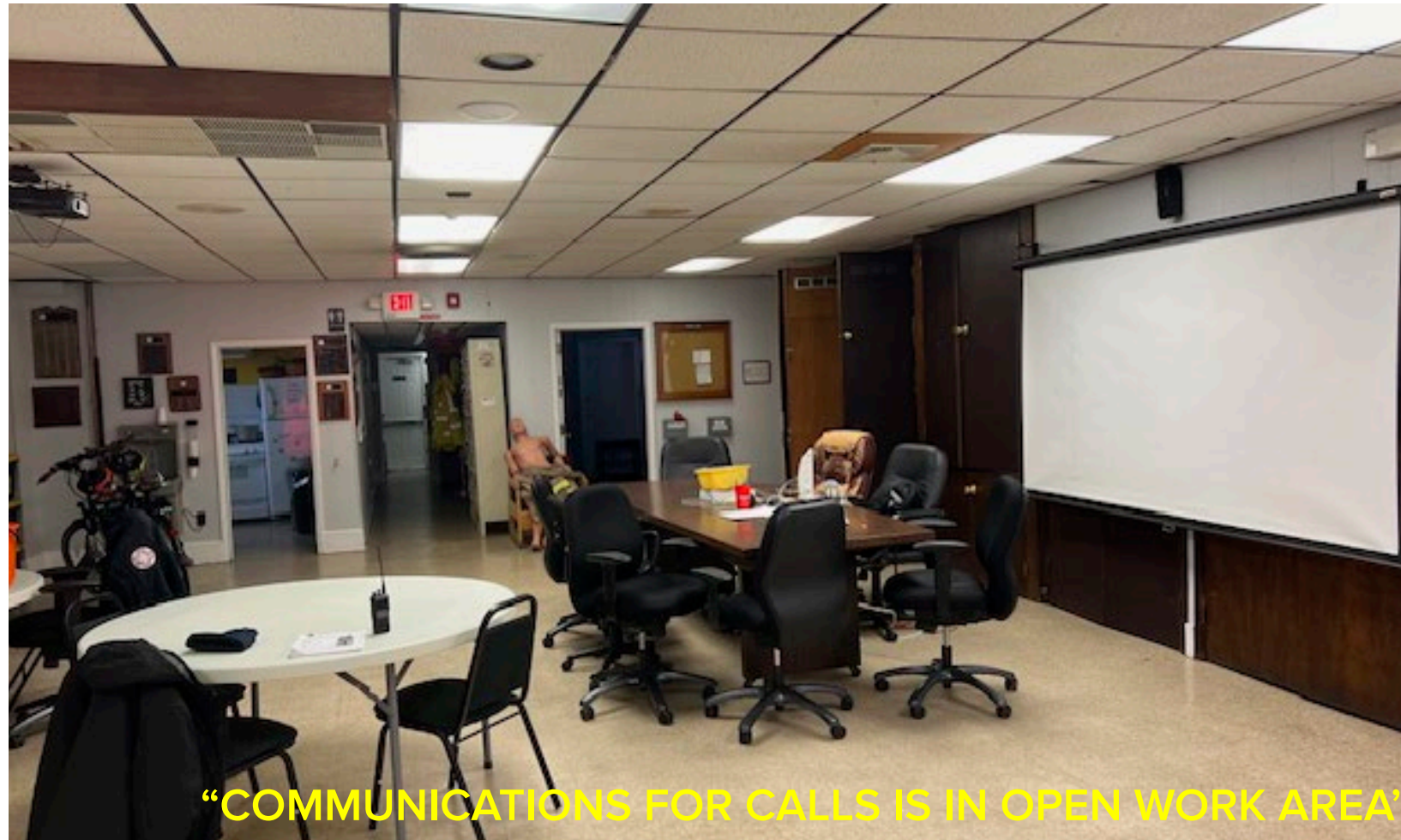
- » The existing facility fails on criteria of adequate space:
 - » Main entrance public access / ADA compliance
 - » Future apparatus bays; unsafe bay clearances / height
 - » Adequate space for training room, office space, reporting
 - » Adequate kitchen space
 - » No decontamination space/shower/eye wash capabilities
 - » Inadequate oxygen tank storage facilities
 - » Inadequate toilet facilities or shower facilities
 - » No locker rooms, bunk rooms, or private space for calls that may regard sensitive HIPAA related subjects
 - » No Maintenance / Work space
 - » Inadequate parking for members
 - » Deteriorated infrastructure, power, lighting, plumbing

SOLUTIONS
ARCHITECTURE



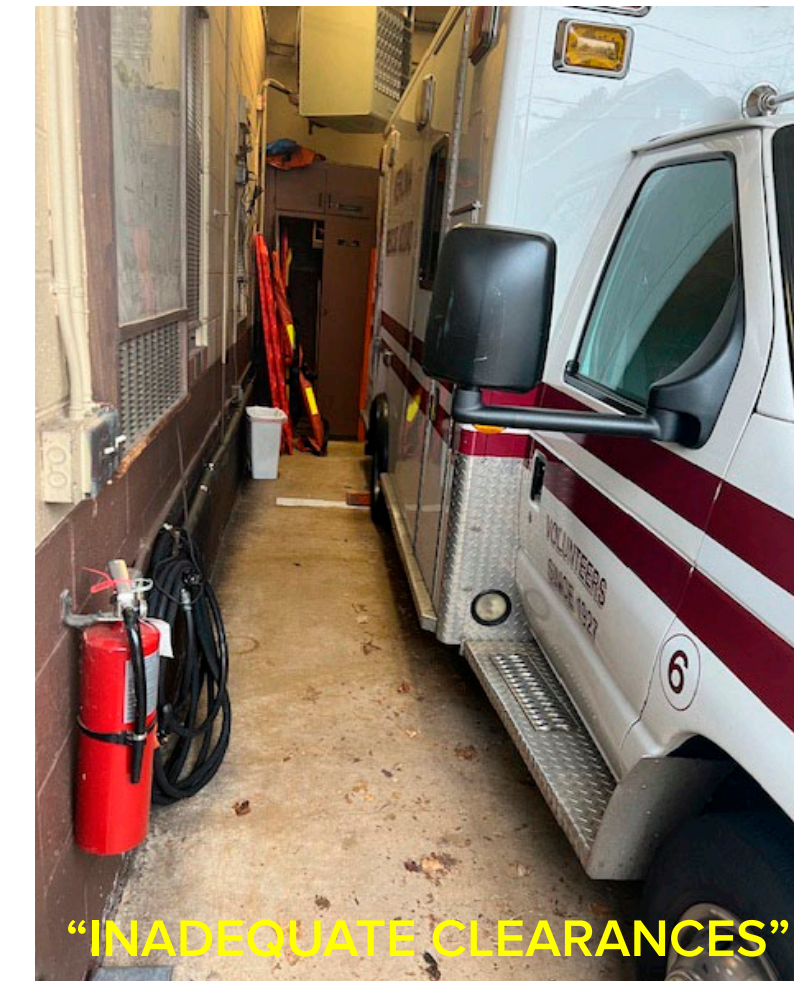
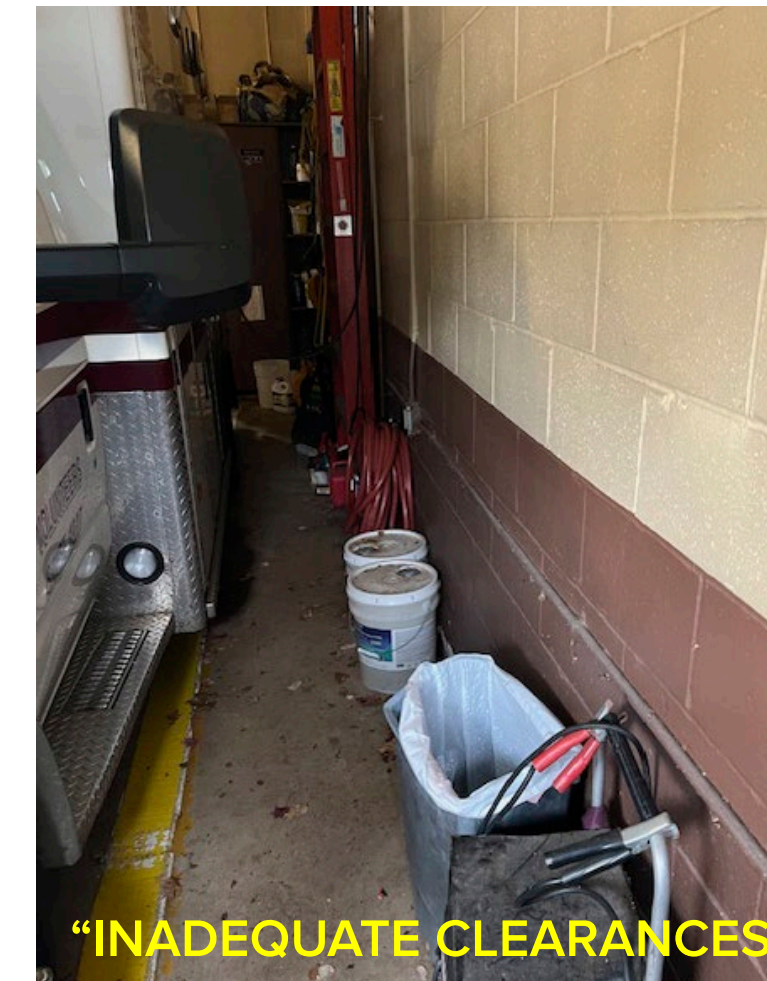
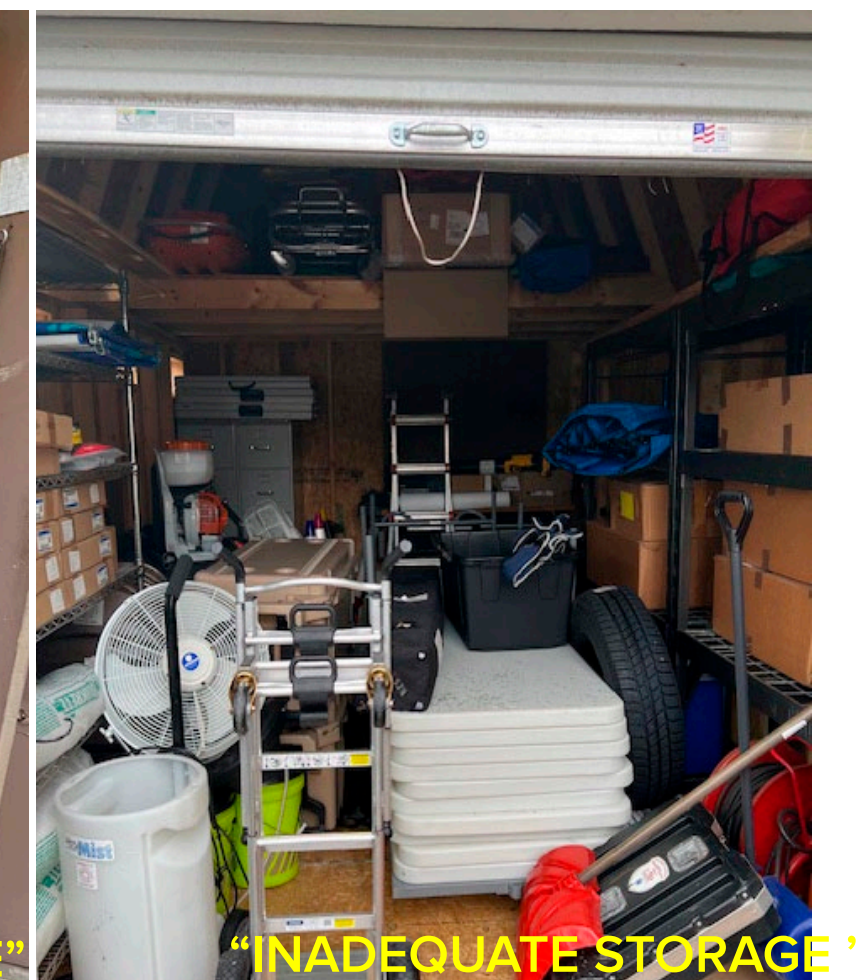
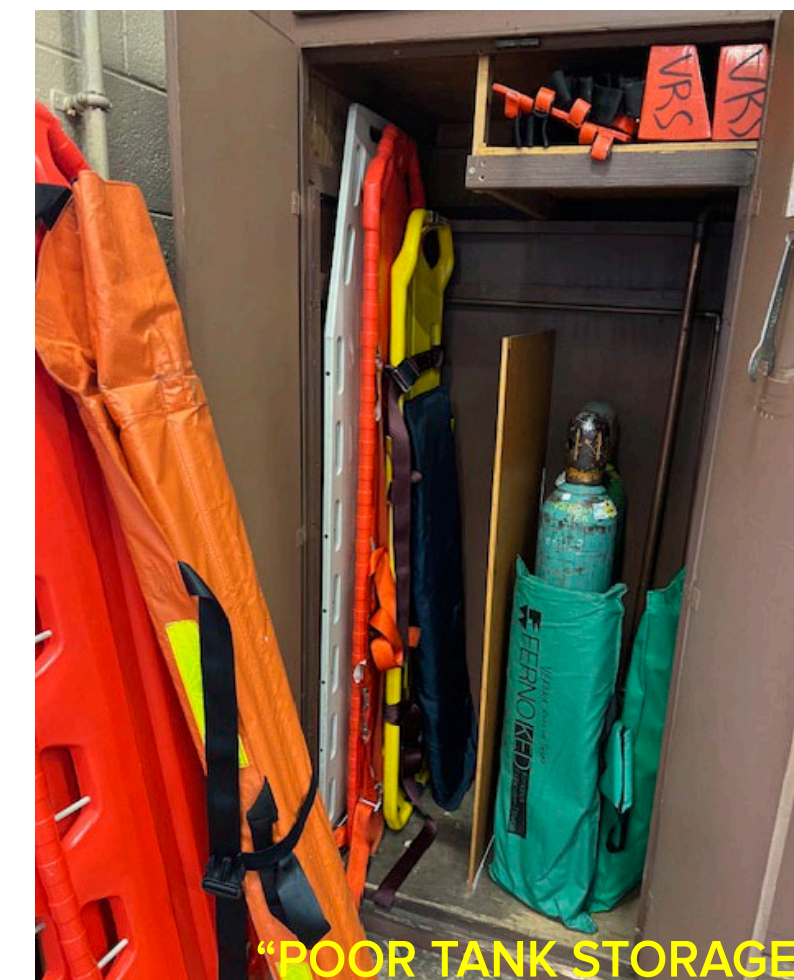
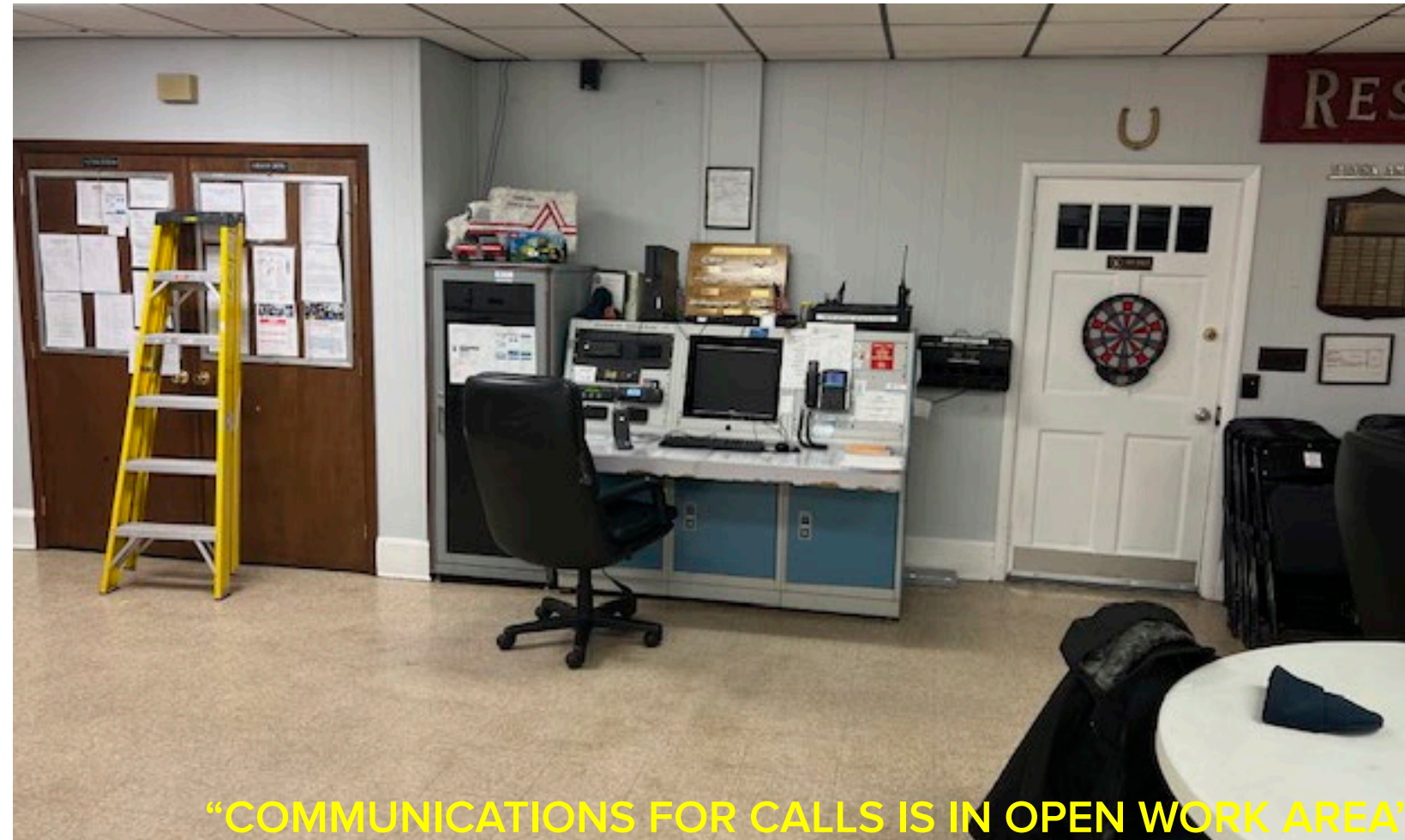
EXISTING CONDITIONS

RESCUE SQUAD



EXISTING CONDITIONS

RESCUE SQUAD



EMERGENCY SERVICES COMPLEX PRIORITIES



 SOLUTIONS
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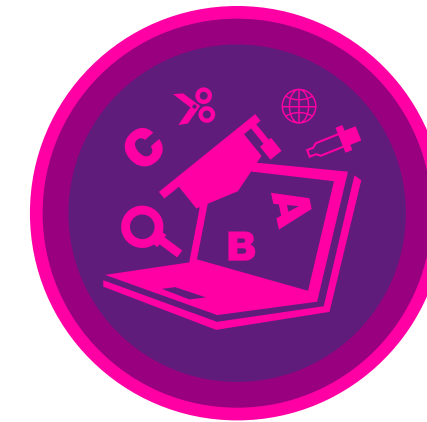


EMERGENCY SERVICES COMPLEX PRIORITIES



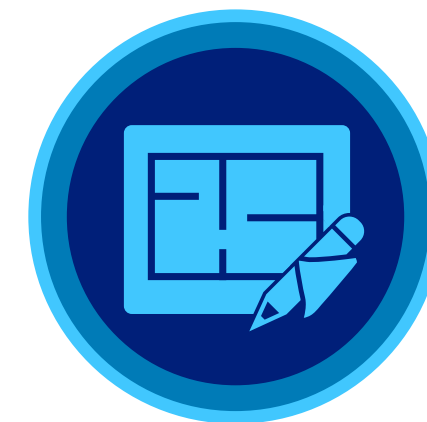
ADEQUATE PROGRAM SQUARE FOOTAGE

- » Accomodate all program needs.
- » Provide previously unavailable program spaces
- » Bring facility up to current standards for each department
- » Create safe and efficient spaces for staff, administration and the public



INCREASED EFFICIENCY / PERFORMANCE

- » Bring facility up to current standards for each department
- » Increase efficiency and turnaround times for calls and responses
- » Create operational adjacencies which improve performance



SHARED PROGRAM SPACES / OPERATIONAL COST SAVINGS

- » Capitalize on the singular facility to allow for shared spaces
- » Eliminate redundancies as possible.
- » Provide unified services that accommodate all departments
- » Allow common areas for necessary collaboration between departments

EMERGENCY SERVICES COMPLEX

CONCEPT UNVEILED

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PLANNING WITH YOU IN MIND

VESC COMPLEX



» As we endeavor to bring Verona a best-in-class Emergency Services Complex, we have YOU, the residents in mind, every step of the way:

- » Visual Impact on immediate and surrounding neighborhoods:
 - » Natural/Vegetative and Architectural Visual screening
 - » Construction Materials / Appearance
- » Noise Impact on immediate and surrounding neighborhoods:
 - » Natural/Vegetative sound absorption
 - » Retaining wall sound reflection
- » Environmental Impact:
 - » Natural Green Spaces / Environmental Design Principals
- » County, State & Federal Funding Opportunities

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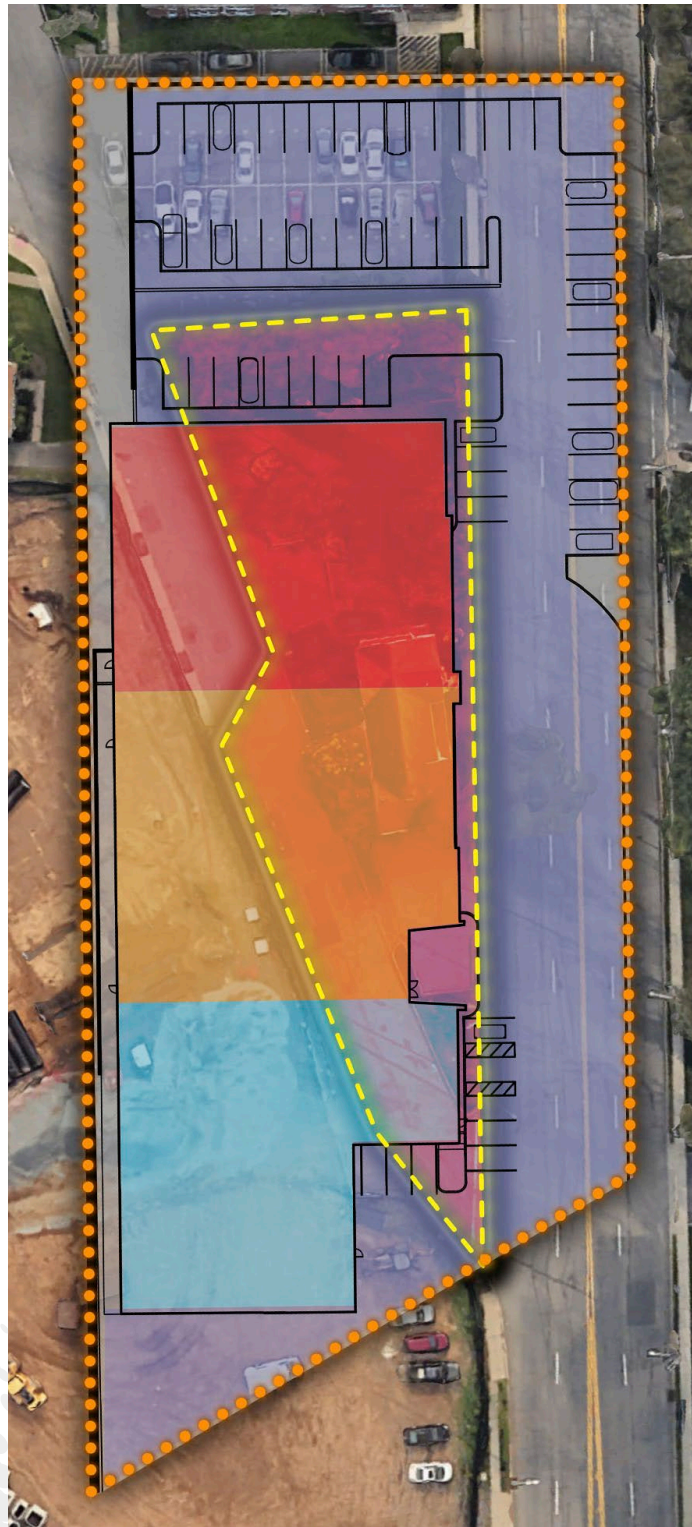


WHY THIS LOCATION ?? WHY NOT SOMEWHERE ELSE??

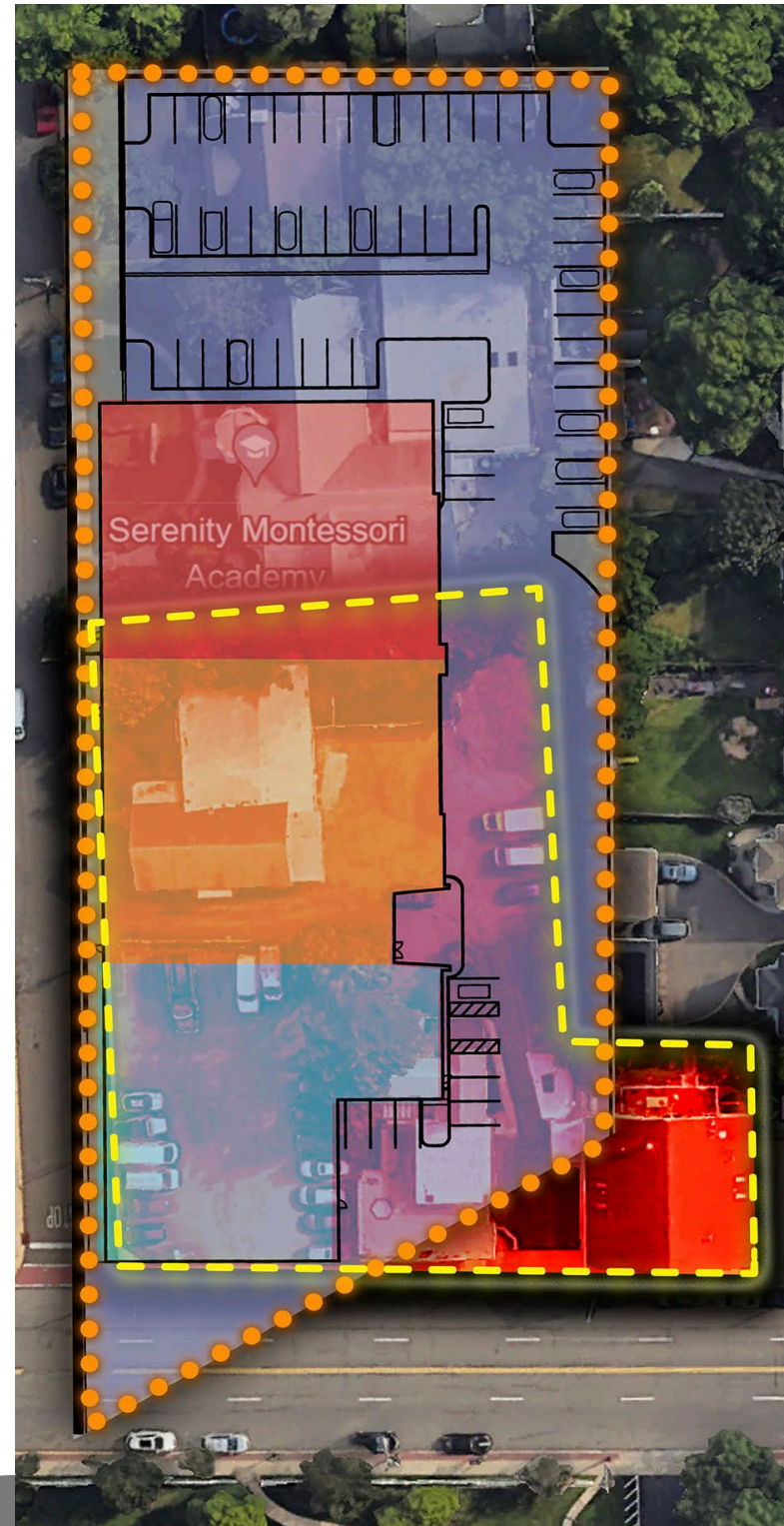
VESC COMPLEX

» Of the 20+ locations evaluated only ONE site could fit all three departments. While other sites could accommodate the program square footage for a single department, they couldn't fit multiple departments or needed parking - examples:

» 820 Bloomfield Ave



» 318 Bloomfield Ave - Henry's + Verona Alum.



» 22 Lakeside Ave - OLL Parking Lot



» Subject Site - 217/225 Pompton Ave



WHERE EXACTLY IS THIS SITE ??

VESC COMPLEX

- » Of the 20+ locations evaluated, 217/225 Pompton Ave provides the space needed to consolidate PD, FD + VRS and is located in a mixed-use neighborhood.



- » 118,309 sq.ft.
- » 2.7 Acres
- » Regular site
- » Significant grade change from street to back;
- » 91,000 sq.ft. of usable space - can fit a consolidated emergency services complex + 70 parking spaces
- » 27,000 sq.ft. of unusable natural green site.)

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WHY THIS LOCATION ??

WHAT IF IT WAS DEVELOPED FOR HOUSING ??

VESC COMPLEX

- » Alternatively, if 217/225 Pompton Ave were developed for housing, the environmental and traffic impacts would be far greater.



- » 118,309 sq.ft. » 2.7 Acres
- » The site could potentially house 180-210 units in a four story structure with parking beneath.
- » At one car per unit that's an additional 180-210 cars entering and exiting Pompton Avenue
- » The sight of a 5-story building nearly 60 feet tall would be more impactful to the adjacent properties than our 2-story 35 foot high structure

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THE PLANNING PHASE

VESC COMPLEX



- » Solutions Architecture analyzed the site and determined that it had the potential to meet the program needs of each department in a two story facility.
- » Over the course of multiple meetings held over the last six months, numerous concepts were explored and revised, all at the aim of gaining consensus and compromise from the three Departments on a facility that would meet their needs yet all for consolidation of shared services.
- » While nothing included herein is set in stone, the concepts have been reviewed and approved by the members of each of the Police, Fire and Rescue Squad.

GAINED OPPORTUNITIES

VESC COMPLEX



» The new facility will allow the Township to take advantage of opportunities for **Shared fee based services:**

» Potential Regional Meetings

» Potential Training Conferences

(host often receives free entry for officers to the program - an operational savings of \$\$\$\$)

» Shared use of Virtual Firing Range

» Potential for a Regional or shared local dispatch center

» Potential shared Emergency Operations Command Center

» Potential Paid Sponsorship / Naming opportunities for local businesses and allied vendors or partners at various spaces in the new facility. All areas are open for discussion.

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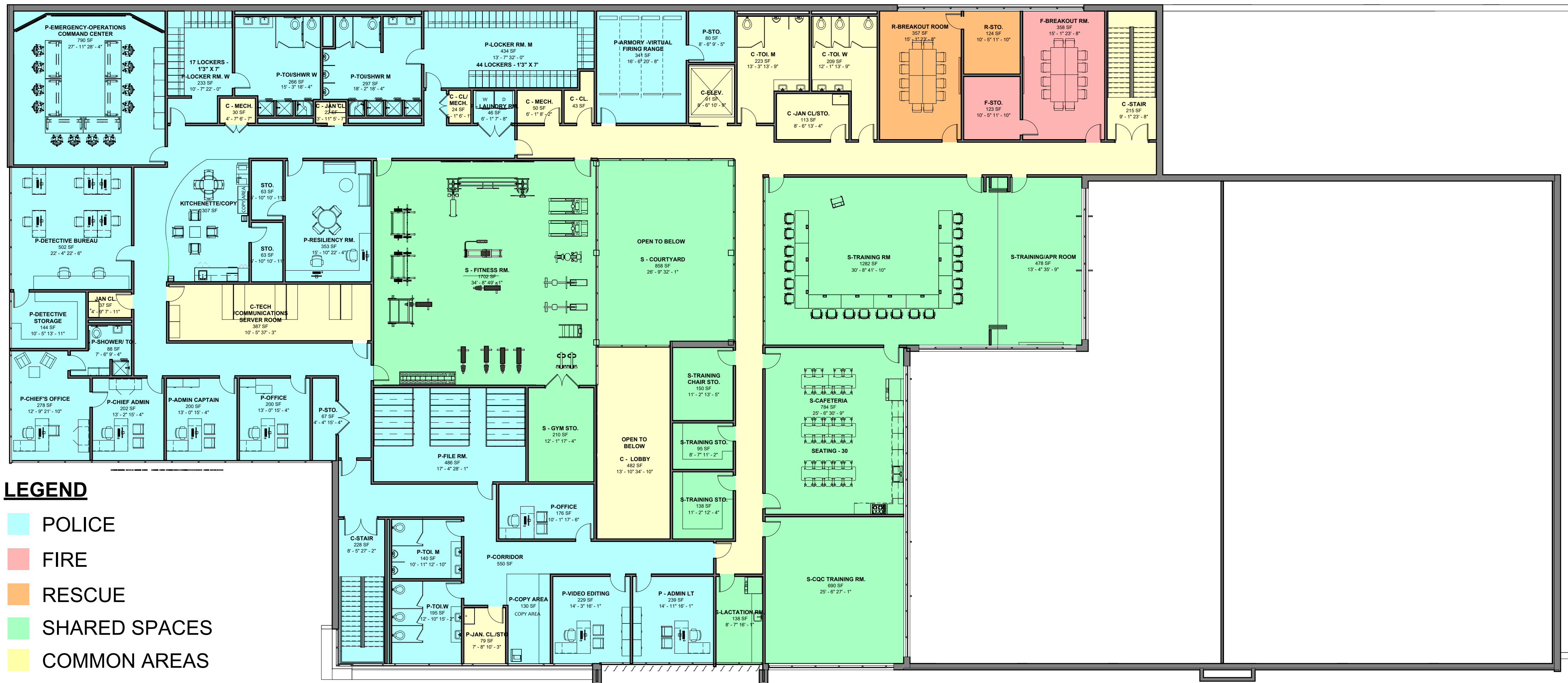
EMERGENCY SERVICES COMPLEX

SITE PLAN



EMERGENCY SERVICES COMPLEX

SECOND FLOOR PLAN



LEGEND

- POLICE
- FIRE
- RESCUE
- SHARED SPACES
- COMMON AREAS

LEVEL 2 - P -	8,775	SQFT
LEVEL 2 - F -	500	SQFT
LEVEL 2 - R -	500	SQFT
LEVEL 2 - S -	6,720	SQFT
LEVEL 2 - C -	3,290	SQFT
TOTAL	19,785	SQFT

EMERGENCY SERVICES COMPLEX

REIMAGINED

EXTERIOR



EMERGENCY SERVICES COMPLEX

REIMAGINED

EXTERIOR



EMERGENCY SERVICES COMPLEX

REIMAGINED



EMERGENCY SERVICES COMPLEX

REIMAGINED

EXTERIOR



EMERGENCY SERVICES COMPLEX

REIMAGINED

EXTERIOR



EMERGENCY SERVICES COMPLEX

REIMAGINED

EXTERIOR



EMERGENCY SERVICES COMPLEX

REIMAGINED

LOBBY/DISPATCH



EMERGENCY SERVICES COMPLEX

REIMAGINED

LOBBY/DISPATCH



EMERGENCY SERVICES COMPLEX

REIMAGINED

COURTYARD



EMERGENCY SERVICES COMPLEX

REIMAGINED

POLICE DISPATCH OPERATIONS

TO PROTECT AND SERVE



EMERGENCY SERVICES COMPLEX

REIMAGINED

POLICE READY ROOM



EMERGENCY SERVICES COMPLEX

REIMAGINED

POLICE STAFF CAFETERIA



EMERGENCY SERVICES COMPLEX

REIMAGINED

POLICE DETAINEE PROCESSING



EMERGENCY SERVICES COMPLEX

REIMAGINED

POLICE HOLDING CELL



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE SALLYPORT



EMERGENCY SERVICES COMPLEX

REIMAGINED

POLICE SALLYPORT



EMERGENCY SERVICES COMPLEX

REIMAGINED

RESCUE SQUAD BAYS & WORK AREA



EMERGENCY SERVICES COMPLEX

REIMAGINED

FIRE DEPARTMENT BAYS



EMERGENCY SERVICES COMPLEX

REIMAGINED

FIRE / RESCUE DEPARTMENT READY ROOM



EMERGENCY SERVICES COMPLEX

REIMAGINED

POLICE EMERGENCY OPERATIONS CENTER



EMERGENCY SERVICES COMPLEX

REIMAGINED

POLICE EMERGENCY OPERATIONS ADMIN AREA



EMERGENCY SERVICES COMPLEX

REIMAGINED

SHARED MULTIPURPOSE TRAINING ROOM



EMERGENCY SERVICES COMPLEX

REIMAGINED

SHARED MULTIPURPOSE TRAINING ROOM



EMERGENCY SERVICES COMPLEX

REIMAGINED

POLICE MEN'S LOCKER ROOM



EMERGENCY SERVICES COMPLEX

REIMAGINED

SHARED FITNESS CENTER





For further information and to keep updated on the Future Verona Emergency Services Complex, please scan the QR Code to the left or visit the district website:
www.veronanj.org/emergencyservicescomplex

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