

**BOROUGH OF OLD TAPPAN
MAYOR AND COUNCIL SPECIAL MEETING
MONDAY, JULY 8, 2013**

In compliance with the Open Public Meeting Law, notification of this meeting has been sent to our official newspapers and other publications circulated in the Borough of Old Tappan, and notice posted on the bulletin board at Borough Hall.

Please note fire exits located at the main entrance to the Council Chambers and in the rear of the Council Chambers.

MEETING CALLED TO ORDER: 7:30 p.m.

ROLL CALL:	Mayor Victor Polce	Present
	Councilman Ronald Binaghi, Jr.	Present
	Councilman Guy Carnazza	Present
	Councilman Victor Cioce	Present
	Councilwoman Anna Haverilla	Present
	Councilman John Kramer	Present
	Councilman Matthew Nalbandian	Present

Also Present: Borough Clerk Jean M. Donch
 Borough Attorney Allen Bell
 Borough Planner Sean Moronski

PUBLIC’S OPPORTUNITY TO SPEAK:

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Binaghi

Discussion – None

On voice vote, all in favor, none opposed, the motion carried.

No Public Comment

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Nalbandian

On voice vote, all in favor, none opposed, the motion carried.

OLD BUSINESS

United Way Affordable Housing Project Proposal

Thomas Toronto, President of United Way, Shari DePalma and James Virgona were present to continue discussion for a proposed Special Needs Housing Development in Old Tappan.

Councilwoman Haverilla opened discussion by commenting that a decision needs to be made on all available properties and a desired location determined. Councilman Kramer felt that discussion between the Mayor and Council should have been made prior to the presentation. No detailed conversations were held by the Mayor and Council on the best location, plot plan, and drawbacks.

Councilman Nalbandian recalled different properties along Central Avenue being discussed but at the time discussions referred to specific projects. There has been no opportunity to discuss this project, a location, or to speak with Borough Professionals. A decision should be made as to what type of project to move forward with that would be in the best interest of the Borough. Councilman Nalbandian did not agree with the location choice made by United Way; in the vicinity of the former police station. He felt that the project would overcrowd the area. Two locations in the vicinity of Chestnut and Central Avenues appear to be more ideal. The location needs to be discussed and agreed to prior to voting on the resolution this evening.

Borough Attorney Allen Bell advised that properties were identified by COAH and therefore any of the locations presented can be used for affordable housing. He added that a response needs to be made by August 2nd or there may be a possible loss of funding. Utilizing the money would be to the Borough's advantage. It would help the Borough meet its COAH obligation. He provided a COAH update and explained why funds need to be committed by August 2nd.

Councilman Kramer commented about the need to look at the value of each of the properties.

Councilman Nalbandian asked if there is a possibility that after August 2nd, the funds are not taken away from the Borough. He asked this based on case study by land use attorneys. Allen Bell replied yes. Councilman Nalbandian disagreed with the timing of the presentation.

Councilman Cioce felt that the Borough should not be giving away the property. Allen Bell replied that wording could be put in an agreement that if the property were not used for affordable housing anymore it would revert back to the town. Councilman Cioce had safety concerns with the location near the former police station.

Councilman Carnazza felt from discussion that the Council is in agreement with the proposed affordable housing project but an ideal location needs to be determined. He felt that the area near the former police station was too small and commented that the United Way most likely chose it due to its location to the shopping center.

Mr. Toronto commented on the need for this type of housing. He stated that Old Tappan residents requiring special needs housing would have first preference. All properties were looked into and it was felt that the area near the former police station was ideal. Mr. Toronto reported that the concerns on the other two locations were the distance from the shopping area, the need for on site storm water retention and the fact that there are wetlands which leads to considerably higher costs. He also commented on the utility hookups in the area and the odor from the leaf composting site. Mr. Virgona commented on the differences between sites that have already been developed versus sites with no development. Allen Bell stated that storm water retention is easier to contain on improved property.

Councilman Nalbandian inquired, assuming that COAH funds are available, and if there are increased costs, how the increased costs would be paid. What if COAH funds are not available? Mr. Toronto replied that the United Way has been successful with Community Development and other sources of funding, or they would invest their own funds if necessary.

Councilman Nalbandian inquired about other towns in the area that United Way is doing projects in. Mr. Toronto responded possibly Tenafly, who they will meet with tomorrow. Mahwah has senior and affordable housing and Closter has municipal owned property under consideration.

Councilman Cioce inquired about COAH obligations. Sean Moronski, Borough Planner provided an explanation. Mr. Moronski commented on non-profit organization experience that he has had. Mr. Toronto added that the designs of the proposed two buildings are small.

Councilman Nalbandian commented on the existing value of the properties being considered and the possibility of anticipated problems in the future. Mr. Toronto advised that the project, when completed, would be partially ratable. If the project did not work out the property would revert back to the town.

Discussion ensued on the number and size of parking spaces and variances that may be required. Various renderings of the project were provided and discussed. There is concern with having enough parking spaces because of the location with the Senior Center.

Councilman Nalbandian inquired if a commitment by the Council could be made subject to site plan approval. Allen Bell advised that a specific property location needs to be selected first.

Mr. Toronto commented on the isolation and distance of the Chestnut and Central Avenue locations for the special needs residents since most do not drive. He suggested that a committee be formed to meet with him and other representatives to discuss all the details and locations being considered. Councilwoman Haverilla, Councilman Kramer and Councilman Carnazza offered to serve on the committee. The committee will meet with the Borough Engineer.

A concept overview will be provided by the United Way representatives to the committee by July 15th. Allen Bell advised that if the Mayor and Council choose to adopt the resolution by August 2nd it would help with a COAH response.

RESOLUTION

Resolution of Need – United Way

Motion to Table – Councilman Kramer

Second – Councilwoman Haverilla

Discussion - None

Roll Call	Councilman Binaghi	Yes
	Councilman Carnazza	Yes
	Councilman Cioce	Yes
	Councilwoman Haverilla	Yes
	Councilman Kramer	Yes
	Councilman Nalbandian	Yes

PUBLIC’S OPPORTUNITY TO SPEAK:

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Nalbandian

Discussion – None

On voice vote, all in favor, none opposed, the motion carried.

Lucille Schoales, 11 Amelia Drive, commented on the concept of the United Way proposal and the need for special needs housing in Old Tappan. She supports this project.

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Nalbandian

On voice vote, all in favor, none opposed, the motion carried.

Motion to adjourn by Councilman Kramer

Second – Councilman Nalbandian

On voice vote, all in favor, none opposed, the motion carried.

Respectfully submitted,

Reviewed and approved:

Sylvia Kokowski, Recording Secretary

Jean M. Donch
Borough Clerk

cc: Mayor and Council
Allen Bell, Esq.

Date Approved: July 15, 2013