

**BOROUGH OF OLD TAPPAN
MAYOR & COUNCIL SPECIAL MEETING
July 31, 2013**

In compliance with the Open Public Meeting Law, notice 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.

SPECIAL MEETING

MEETING CALLED TO ORDER: 8:30 a.m.

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

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

Councilman Kramer presided over the meeting.

PUBLIC’S OPPORTUNITY TO SPEAK

Motion to open the meeting to the public – Councilman Binaghi

Second – Councilman Carnazza

Discussion – None

Motion to close Special Meeting to the public – Councilwoman Haverilla

Second – Councilman Binaghi

Discussion – None

On voice vote, all in favor, the motion carried.

OLD BUSINESS

United Way Affordable Housing Project Proposal

Councilman Kramer explained that a committee had been established at the July 8, 2013 special meeting to look into Borough properties and meet with the United Way in regard to a special needs housing project. The committee consists of himself, Councilman Carnazza and Councilwoman Haverilla.

Councilwoman Haverilla recapped the committee's meetings with United Way. She explained that the committee felt that parcels of land on Central and Chestnut Avenues were best for the town. The United Way visited both these properties. The Central Avenue location was the least desirable to them. The Chestnut Avenue parcel is currently on the Borough's Recreation & Open Space Inventory (ROSI). Getting the property removed from the ROSI would take extra work, however, the United Way is interested in exploring this location.

Thomas Toronto, President of the Bergen County United Way, explained that he visited Chestnut Avenue with his architect and underwriters. There are possibly wetlands on the property but they are minimal. The building design shown to the committee on July 30th can be updated to work on this property. Their preferred site is the Senior Center property on Old Tappan Road but if that is not available they will move forward with the Chestnut Avenue location. He believes they can still do special needs housing on this property but in the end it is up to the Department of Disabilities. He does not want to invest any money in the Chestnut Avenue property until the ROSI issue is cleared up with the DEP.

Sean Moronski, Borough Planner, explained the steps the Mayor and Council would have to take in order to get the property off of the ROSI. He stated that the DEP does take into account what the property will be used for and affordable housing has been used as an option to support applications like this in the past. He assumes that the COAH trust funds can be used for the DEP application since it relates to an affordable housing project.

Mr. Bell inquired about the size of the property and whether other properties can be added to the application to increase the size.

Mr. Moronski stated that Perry Street could also be added.

Councilman Binaghi stated that 7 Wilbur Street is right next to the paper street near the proposed Chestnut Avenue location.

Councilwoman Haverilla explained that the committee wanted to select a property that the town feels comfortable giving away.

Mr. Toronto stated that the clock is ticking on the Sandy and Community Development Block Grant funds. They need a definite site in order to trigger the funding.

Mr. Bell stated that if we adopt the resolution today designating the Chestnut Avenue property the Borough would need to get started on taking the property off the ROSI. No one knows what is going to happen with COAH and the trust funds but this puts us in a good position to argue that we took steps to spend the funds.

Mr. O'Brien explained that he spoke with the Acting Director of COAH and there is a way to get the costs paid by the developer instead of the Borough having to pay since we have already over expended the trust funds.

Councilwoman Haverilla asked if the United Way can go before the Planning Board while the Borough is working on taking Chestnut Avenue out of open space.

Mr. Bell said we could make the Planning Board's approval contingent on the DEP's approval.

Mr. Toronto explained that the survey and appraisal can be used to support the application to the DEP.

Mr. Bell stated that we can use some of the property to create a buffer for 7 Wilbur Road.

Mr. Toronto stated that the front of the building could face the playground parking lot which would help with the buffer.

All were in favor of moving forward and adopting the resolution of need.

RESOLUTION

Resolution of Need – United Way

Councilman Carnazza read the resolution

Second – Councilwoman Haverilla

Discussion – None

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

Resolution Adopted (see page 5)

PUBLIC'S OPPORTUNITY TO SPEAK

Motion to open the meeting to the public – Councilwoman Haverilla

Second – Councilman Binaghi

Discussion – None

Motion to close Special Meeting to the public – Councilwoman Haverilla

Second – Councilman Binaghi

Discussion – None

On voice vote, all in favor, the motion carried.

Motion to adjourn Special Meeting – Councilman Carnazza

Second – Councilman Binaghi

On voice vote, all in favor, the motion carried.

Respectfully submitted,

Jean M. Donch, Borough Clerk

cc: Mayor and Council
Allen Bell, Borough Attorney

Reviewed and approved:

By:
Jean M. Donch, RMC
Borough Clerk

Date Approved: August 19, 2013