

**BOROUGH OF OLD TAPPAN  
MAYOR AND COUNCIL REGULAR MEETING  
MONDAY NOVEMBER 21, 2016**

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.**

<b>ROLL CALL:</b>	Mayor John Kramer	Present
	Councilman Ronald Binaghi, Jr.	Present
	Councilman Guy Carnazza	Present
	Councilman Victor Cioce	Present
	Councilman Thomas Gallagher	Present
	Councilwoman Anna Haverilla	Present
	Councilman Matthew Nalbandian	Present

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

**SALUTE TO THE FLAG**

**PRAYER** – Councilman Thomas Gallagher

**PUBLIC’S OPPORTUNITY TO SPEAK**

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Cioce

Discussion – none

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

Ronald Gillespie, 210 Orangeburg Road, explained that he was here tonight on behalf of his wife, Dorothy, who received an anonymous letter from the Village at Old Tappan Condominium Association dated November 17<sup>th</sup>. Documentation was provided to the Mayor & Council. The letter alleges that Mrs. Gillespie has been trespassing on the Village at Old Tappan’s property, which is a private community, while walking her dog. Mr. Gillespie states that Mrs. Gillespie does not enter the property except during First Aid Corps emergencies, of which she is a

member. Mr. Gillespie responded to The Village's letter on November 19<sup>th</sup>, a copy of which was provided to the Mayor & Council.

Dorothy Gillespie, 210 Orangeburg Road, testified that she is the accused person. She feels intimidated and bullied by The Village. Mrs. Gillespie, in her own defense, read from her notes in response to the November 17<sup>th</sup> letter from The Village. Mr. and Mrs. Gillespie thanked the Mayor and Council for their time.

The Council noted that the letter from The Village at Old Tappan Condominium Association was not signed.

Motion to close the meeting to the public – Councilman Nalbandian

Second – Councilman Binaghi

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

## **APPOINTMENT**

### **Joan Buckholz – Senior Citizens Advisory Committee – 2 Year Unexpired Term Ending 12/31/16**

Motion to accept the Mayor's recommendation – Councilwoman Haverilla

Second – Councilman Binaghi

Discussion – none

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

## **PUBLIC HEARING**

### **Ordinance 1103-16- Regulating Installation of Communication Antennas – Resolution of Adoption**

Councilman Gallagher noted that revisions were made to the ordinance.

Borough Attorney Allen Bell advised that the revisions were substantial enough to rescind this ordinance and reintroduce it.

Motion to rescind ordinance 1103-16 with an amended ordinance to be introduced under New Business – Councilman Gallagher

Second – Councilman Binaghi

Discussion – none

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

## **RESOLUTION**

### **Award Bid – Golf Course Concessionaire**

Borough Attorney Allen Bell explained that 2 bids were received; one higher than the other in terms of rent willing to be paid. Objections were raised to awarding the bid to the highest bidder.

Motion to open to the public – Councilwoman Haverilla

Second – Councilman Binaghi

Discussion – Rick Russell, 37 Kensington Avenue, member of the Men’s Club at the Old Tappan Golf Course. He asked that the Mayor and Council consider the application for concessionaire that was submitted by Jill Lang.

Charles Lang, 17 Amelia Court, commented on the bid specs explaining that a bid can be disqualified. Mr. Lang provided an explanation as to why he feels the KelJen bid should be rejected and asked the Council to consider rejecting it.

Motion to close to the public – Councilman Nalbandian

Second – Councilman Binaghi

Discussion – none

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

Motion to Table – Councilman Carnazza

Second – Councilman Binaghi

Discussion – Borough Attorney Allen Bell will send a letter to the KelJen bidder inviting him to the December 5<sup>th</sup> Mayor and Council meeting to answer any concerns and allegations.

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

### **CONSENT RESOLUTION**

Councilman Nalbandian read the Consent Resolution

Second – Councilman Cioce

Discussion – Councilman Nalbandian asked that the resolution concerning the Extension of Memorandum of Understanding – PBA be pulled.

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

Resolution Adopted (see page 13)

### **Extension of Memorandum of Understanding – PBA**

Motion to Table – Councilman Nalbandian

Second – Councilwoman Haverilla

Discussion – none

Roll Call	Councilman Binaghi	Yes
	Councilman Cioce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilwoman Haverilla	Yes

**COUNCIL COMMITTEE REPORTS**

**COUNCILMAN CIOCE – ENVIRONMENTAL / LIBRARY**

Environmental Commission members are present to speak about the proposed Community Garden this evening under New Business. Family Camp night is planned for June 2017 at Stone Point Park. Invasive bamboo was discussed and a draft ordinance will be provided to the Mayor and Council for their review and consideration. The library is working on their budget.

**COUNCILMAN CARNAZZA – RECREATION / GOLF / HEALTH**

Four recreation soccer teams and the NVOT girl’s volleyball team will be honored with proclamations at the December 5<sup>th</sup> Mayor and Council meeting.

**COUNCILWOMAN HAVERILLA – POLICE / SAFETY / SENIORS**

The Daisy Group sent a thank you card to Officer Weaver. The senior’s holiday party is scheduled for December 8<sup>th</sup>. The Local Assistance Board will set up their “gift bag tree” soon.

**COUNCILMAN BINAGHI – FIRE / DPW / FIRST AID**

Delivery of the Fire Department ladder truck is expected in a few weeks. The Fire Department meets this evening; elections will take place. Councilman Binaghi will attend the First Aid Corp’s December meeting. DPW is busy with leaf pick up.

**COUNCILMAN GALLAGHER – PLANNING / ARTS & ENTERTAINMENT / TECHNOLOGY**

Planning Board – the Master Plan was reviewed and adopted at the November 9<sup>th</sup> meeting. Affordable Housing legislation is being followed for updates.

**COUNCILMAN NALBANDIAN – FINANCE / EDUCATION / ADMINISTRATION**

Budget meetings will be scheduled soon.

**MAYOR’S COMMENTS**

On Election Day Mayor Kramer was invited for lunch and to attend a Professional Development Day at our local schools. Attended Veterans Day services on Wednesday and the League of Municipalities Conference in Atlantic City. Police Chief Shine, the River Vale Police Chief and Mayor Kramer reviewed the police dispatch services contract for renewal.

**ENGINEER’S REPORT**

Borough Engineer Thomas Skrable reported as follows:

D & L Paving has begun Phases 4 and 5 of the sidewalk project. Mr. Skrable reviewed street locations.

### **ACTION ON MINUTES**

Councilman Nalbandian made a motion to approve the following minutes:

- Closed Meeting, October 18, 2016
- Regular Meeting, October 18, 2016
- Closed Meeting, November 7, 2016
- Special & Executive Meetings, November 7, 2016

Second – Councilman Carnazza

Discussion – Councilman Cioce and Councilman Nalbandian abstained on both October 18, 2016 minutes.

Roll Call:	Councilman Binaghi	Yes
	Councilman Cioce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilwoman Haverilla	Yes
	Councilman Nalbandian	Yes

### **OLD BUSINESS**

#### **Do Not Knock Registry**

Councilman Gallagher advised that Borough Attorney Allen Bell was to look into this. Borough Attorney Allen Bell did some research but is waiting for more detailed information.

### **NEW BUSINESS**

#### **Ordinance 1104-16- Amend Golf Course Fees – Resolution of Introduction**

Councilman Carnazza read the resolution

Second – Councilman Gallagher

Discussion – none

Roll Call:	Councilman Binaghi	Yes
	Councilman Cioce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilwoman Haverilla	Yes
	Councilman Nalbandian	Yes

Resolution of Introduction Passed (see page 22)

**Revised Regulating Installation of Communication Antennas Ordinance**

**Ordinance 1105-16 – Regulating Installation of Communication Antennas – Resolution of Introduction**

Councilman Gallagher read the resolution

Second – Councilman Binaghi

Discussion – none

Roll Call:	Councilman Binaghi	Yes
	Councilman Cioce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilwoman Haverilla	Yes
	Councilman Nalbandian	Yes

Resolution of Introduction Passed (see page 24)

**Community Garden Concept & Plans**

Representatives from the Environmental Commission were present to review the conceptual plans for a Community Garden.

David Keil, Chairperson of the Environmental Commission, explained the plans to develop a Community Garden adjacent to the parking lot at the Old Tappan Senior Center. The proposed working dimension is 50 x 30 ft. Bylaws will be set forth for guidelines. DPW support and assistance would be required. Budget for supplies including a fence and a gate would approximate to \$2,100. Borough Attorney Allen Bell recommended reviewing the concept with the Borough’s Risk Manager. The Council did not object to the idea but would like to seek some interest first. It was felt that seniors would have good knowledge and time. Councilwoman Haverilla will bring it up to the Senior Advisory Committee.

**PUBLIC’S OPPORTUNITY TO SPEAK**

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Cioce

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 Gallagher

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

Motion to adjourn by Councilman Carnazza

Second – Councilman Binaghi

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

Respectfully submitted,

Sylvia Kokowski, Recording Secretary

cc: Mayor and Council  
Allen Bell, Esq.

Reviewed and approved:

Jean M. Donch  
Borough Clerk

Date Approved: December 5, 2016