

**BOROUGH OF OLD TAPPAN  
MAYOR & COUNCIL SPECIAL & EXECUTIVE MEETING  
February 1, 2021 (Virtual Meeting)**

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.

**REGULAR MEETING**

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

<b>ROLL CALL:</b>	Mayor John Kramer	Absent
	Councilman Ronald Binaghi, Jr.	Present
	Councilman William Boyce	Present
	Councilman Guy Carnazza	Present
	Councilman Thomas Gallagher	Present
	Councilman Matthew Nalbandian	Present
	Councilman Jin Yhu	Present

Also Present:            Borough Clerk Jean M. Donch  
                                 Borough Attorney Brian Giblin

**SALUTE TO THE FLAG**

**CONSENT RESOLUTION**

Councilman Carnazza read the Consent Resolution

Second – Councilman Gallagher

Discussion – None

Roll Call	Councilman Binaghi	Yes
	Councilman Boyce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilman Nalbandian	Yes
	Councilman Yhu	Yes

**NEW BUSINESS - None**

**OLD BUSINESS**

**Borough Memorials**

This matter was tabled for discussion at a future meeting.

**PUBLIC’S OPPORTUNITY TO SPEAK**

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Nalbandian

Discussion – None

Motion to close meeting to the public – Councilman Nalbandian

Second – Councilman Binaghi

Discussion – None

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

Motion to adjourn Regular Meeting – Councilman Binaghi

Second – Councilman Nalbandian

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

**EXECUTIVE MEETING**

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.

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**MEETING CALLED TO ORDER**

<b>ROLL CALL:</b>	Mayor John Kramer	Present (Arrived at 7:45pm)
	Councilman Ronald Binaghi, Jr.	Present
	Councilman William Boyce	Present
	Councilman Guy Carnazza	Present
	Councilman Thomas Gallagher	Present
	Councilman Matthew Nalbandian	Present
	Councilman Jin Yhu	Present

Also Present: Borough Clerk Jean M. Donch  
Borough Attorney Brian Giblin

## **TAX ASSESSOR BUDGET REVIEW**

Patrick Wilkins, Tax Assessor, stated that his budget for 2021 is basically the same as last year but with a slight increase for tax appeal appraisals. There are currently 27 open residential state court tax appeals and a handful of commercial as well. We can generally handle the residential appraisals in house but the commercial ones sometimes need a professional appraiser. He explained our exposure for this year with the tax appeals. We a handful of ratable properties that transferred to exempt, a disabled veteran and a nursery school at a church that closed which brings us to a loss of \$14 million in ratables. We brought in \$8 million through new construction, added assessments and subdivisions. The Pearson Property will need to be assessed once the buildings are constructed, the land has already been done. There is a significant amount of new residential construction so between that and Pearson things are looking promising.

Councilman Gallagher asked if there are any early estimates on the Pearson property?

Mr. Wilkins will put some numbers together and provide them to the Mayor & Council.

## **ENGINEER'S REPORT**

Thomas Skrable explained that NJDEP has changed their rules for stormwater management so we now must adopt an updated stormwater control ordinance. This will be introduced at the next meeting. This is only for major developments. He left the penalties section blank, they are not required and he feels they are not necessary because we already have the bonds and developer's agreements for enforcement. If there is any interest he can get numbers from other towns.

Councilman Gallagher thinks it would be beneficial to get some numbers from like towns to plug in.

Mr. Skrable will get some numbers and the Mayor & Council can decide prior to the ordinance being introduced.

## **COUNCIL COMMITTEE REPORTS AND REVIEW OF CORRESPONDENCE**

### **COUNCILMAN BINAGHI – POLICE/AFFORDABLE HOUSING**

No Report

### **COUNCILMAN YHU – FIRST AID/SCHOOLS/SENIORS**

All the schools are still doing hybrid learning. Career Day was held at NVOT and a

presentation was given by the Police Department, Fire Department and First Aid Corps which was well received.

The Library is still closed to the public but offering pickup and drop-off services. They are entertaining special requests for browsing.

He has been monitoring the vaccination websites for the Seniors but has not had much luck. Contacted the State who said they are trying to resolve the issues.

Has a meeting with the First Aid Corps this week to discuss their budget.

Discussed some issues with the LOSAP program. A person who volunteers for both the Old Tappan Fire Department and First Aid Corps is not able to get credit from both organizations so they have started joining in other towns because you can get the double credit if you are on one of the organizations in another town. This is set by state statute. Has contacted Assemblyman Auth who is putting together a bill to address these issues. He would like to try and address this issue so they can get members back. This effects very few current members on both Old Tappan organizations. If we can tighten up the awards system and make it a little tougher it would make it more worth while for those few members.

Councilman Gallagher explained that the State has set a maximum award amount of \$1,750.00. Old Tappan gives a maximum amount of \$1,150.00 but could try giving the additional \$600.00 to those that qualify.

Mrs. Haverilla stated that you have to be very careful of no double dipping. The state statue is very clear about that.

Councilman Nalbandian asked who polices that.

Councilman Yhu explained that each organization has its own LOSAP Coordinator.

Councilman Nalbandian asked that Councilman Yhu look into each organization's point system and come back with some suggestions.

#### COUNCILMAN GALLAGHER – FINANCE/FIRE

Reported that since 8:00am this morning there has been a crew standing by at the firehouse for the snowstorm.

Had a meeting with the Fire Officers to review the Borough's Fire Department ordinance. It was a good meeting. Sent the notes from that meeting to Councilmen Boyce and Carnazza for their review and comment. Once he hears back from them he will send everything to the Borough Attorney who can then prepare the ordinance for a future meeting.

#### COUNCILMAN BOYCE – GOLF/PLANNING BOARD/ENVIRONMENTAL

The Golf Commission would like to acknowledge Doug Meeks' hard work to keep the Golf Course going and membership happy during COVID. Perhaps a proclamation can be done at a future meeting.

He went with a few members of the Environmental Commission to look at the Chestnut Avenue Community Garden site. He explained the dimensions of the garden and that timber has been secured. There is a proposed Eagle Scout project to build a fence around the area.

He received a resident complaint in regard to the trees removed at Stone Point Park. He explained to her why they were removed but she did not seem satisfied. He might set up a meeting with her and the DPW Superintendent to go over everything in person. The trees will be replanted.

Congressman Gottheimer will be holding an online Gold Award and Eagle Scout ceremony on May 8<sup>th</sup>. He has registered for this.

#### COUNCILMAN NALBANDIAN – DPW/CONSTRUCTION

DPW has been very busy today with the snowstorm.

Councilman Gallagher asked how the location for the clothing bins at the DPW was decided. On days when the DPW is closed you are unable to drop anything off now.

Councilman Nalbandian will speak with the DPW Superintendent and report back.

#### COUNCILMAN CARNAZZA – RECREATION/HEALTH

No report

#### **MAYOR'S COMMENTS - None**

Motion to adjourn – Councilman Gallagher

Second – Councilman Nalbandian

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

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

Respectfully submitted,

Jean M. Donch, RMC  
Borough Clerk

Reviewed & Approved: February 16, 2021