

BOROUGH OF OLD TAPPAN
MAYOR & COUNCIL REGULAR & EXECUTIVE MEETING
June 7, 2021

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.

ROLL CALL:	Mayor John Kramer	Present
	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 Administrator Anna Haverilla
	Borough Attorney Brian Giblin

SALUTE TO THE FLAG

PRESENTATION

Mayor Kramer explained that tonight a representative of New Concepts for Living was invited to attend the meeting, however he was unable to attend. His company has purchased the property at the corner of Old Tappan Road and Washington Avenue commonly known as the Sunden Property. He, along with the Borough Administrator, met with the representative and they were led to believe that there is no Planning Board approval requirement.

The Mayor explained the proposed project. It is for developmentally disabled individuals 21 and older. The property was purchased outright. They are looking to move forward on it quite fast. This property will become tax exempt. He spoke briefly with the Borough Attorney with regard to whether or not it needs to go before the Planning Board.

Mr. Giblin explained that he believes that it would be deemed a commercial application, which requires at least site plan approval by the Planning Board. They have to fill out a permit, submit it to the Building Department and then the Zoning Officer would make an initial determination if it requires Planning Board review.

Mrs. Haverilla spoke to the Zoning Officer today who explained that because of the type of project, a non-profit medically disabled group home, they are allowed to build it there without Planning Board approval. They are going for 2 residential homes, not for commercial property. She read the statute that is being cited for not having to go before the Planning Board.

Councilman Gallagher stated that as a courtesy they should come before the Planning Board to present his plan just like the school did.

Mrs. Haverilla explained that after speaking to the owner he is not going to come before the board unless he has to. It sounds like he does not want the stigma for the people coming in.

Councilman Nalbandian had questions in regard to taxes and suggested that they should do a PILOT (payment in lieu of taxes) Program. We should get an agreement with them. Just because they are a non-profit doesn't mean they won't be making money.

Mr. Giblin explained that they would have to apply for tax exempt status and the Tax Assessor would have to make an initial determination on that. They will pay taxes up until they get a certificate of occupancy.

Councilman Nalbandian will speak to the Zoning Officer about this project.

STAFF APPOINTMENTS

Steven Castellano - DPW Part-Time Mechanic

Motion to accept the appointment – Councilman Nalbandian

Second – Councilman Gallagher

Discussion – Councilman Yhu asked why this position is part time.

Councilman Nalbandian explained that once a retirement occurs later this year we will look to hire a full-time mechanic.

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

Dan Mausner - Building Department Part-Time Records Assistant

Motion to accept the appointment – Councilman Nalbandian

Second – Councilman Binaghi

Discussion – None

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

PUBLIC HEARING

Ordinance 1187-21 – Amend 2021 Salary Ordinance – Resolution of Adoption

Councilman Nalbandian described the ordinance and made a motion to open the meeting to the public.

Second – Councilman Yhu

No Public Comment

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Nalbandian

Discussion – None

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

Councilman Nalbandian read the resolution

Second – Councilman Binaghi

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

CONSENT RESOLUTION

Councilman Carnazza read the Consent Resolution

Second – Councilman Binaghi

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

Councilman Carnazza explained that the committee had a meeting yesterday. Councilman Yhu sent an email to the Governing Body looking for everyone's input on guidelines for the future. At this time the committee's unanimous recommendation, based on letters received from Mrs. Jean Binaghi and Mr. Martin Nalbandian, requesting memorials for their departed spouses for their service to the Borough, are approved.

Councilman Yhu explained that moving forward they are looking to have an application approved for any type of Borough memorial, street or property naming/renaming. For months they have been discussing who is deserving of these honors. He personally is in favor of naming the Oakes Park gazebo after Mr. Binaghi but is not comfortable renaming the whole of Chestnut Field after Mrs. Nalbandian, but would be comfortable with naming the playground at the field after her, just like what was done at Stone Point Park.

Councilman Boyce does not know much about Mrs. Nalbandian personally so it is hard for him to weigh in on exactly what her contribution to the community was from a personal standpoint. What he does know is that she contributed greatly to the Recreation Department and feels that it would be fitting to honor her by connecting it to recreation in some way.

Councilman Gallagher gave his thoughts on the Chestnut Field renaming and how it is important to the Nalbandian family.

Councilman Carnazza made a motion to rename Chestnut Field after Ani Nalbandian and that the Oakes Park Gazebo be named after Ronald Binaghi, Sr.

Second – Councilman Gallagher

Discussion – Councilman Yhu asked if the vote has to be unanimous to pass.

Mr. Giblin explained that it has to be a majority vote to pass. The motion can be split into two if any member of the Council requests that.

Councilman Binaghi asked that the motion be split.

Councilman Carnazza made a motion to rename Chestnut Field after Ani Nalbandian.

Second - Councilman Gallagher

Roll Call	Councilman Binaghi	Yes
	Councilman Boyce	Yes
	Councilman Carnazza	Yes
	Councilman Gallagher	Yes
	Councilman Nalbandian	Abstain
	Councilman Yhu	No

Mr. Yhu explained that he voted no because he does not want to get into the habit of renaming entire Borough properties after people. We might be opening a can of worms that we don't want to open. He explained that he means no disrespect to the Nalbandian family.

Councilman Carnazza made a motion to name the Oakes Park gazebo after Ronald Binaghi, Sr.

Second - Councilman Gallagher

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

Councilman Gallagher commented that the cost of signage will be paid for by the families.

Mayor Kramer asked if the Council would like the committee to decide on the type of signage to be used.

Councilman Nalbandian explained that he had met with the DPW Superintendent to discuss the signage. All of the parks and fields in town have signs which are all the same. The gazebo might be different so the DPW Superintendent should be consulted.

Councilman Carnazza will reach out to the DPW Superintendent about the signs and send it all out to the Governing Body before a decision is made.

PUBLIC'S OPPORTUNITY TO SPEAK

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Binaghi

Discussion – None

Motion to close meeting to the public – Councilman Binaghi

Second – Councilman Carnazza

Discussion – None

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

Motion to adjourn Regular Meeting – Councilman Carnazza

Second – Councilman Binaghi

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

EXECUTIVE MEETING

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MEETING CALLED TO ORDER

ROLL CALL:	Mayor John Kramer	Present
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	Councilman William Boyce	Present
	Councilman Guy Carnazza	Present
	Councilman Thomas Gallagher	Present
	Councilman Matthew Nalbandian	Present

Councilman Jin Yhu

Present

Also Present: Borough Administrator Anna Haverilla
Borough Attorney Brian Giblin

ENGINEER'S REPORT

Mayor Kramer explained that the Engineer was not able to make it this evening. He reported that we received notification from the State that they received our application for the Russell Avenue, Howard Drive and Irving Street project.

COUNCIL COMMITTEE REPORTS AND REVIEW OF CORRESPONDENCE

COUNCILMAN BOYCE – GOLF/PLANNING BOARD/ENVIRONMENTAL

The Golf Course is doing very well. The Golf Commission is actively seeking a new concessionaire and are looking for guidance from the Borough Attorney as to how to best structure the bid and agreement so that the qualifications are as stringent as possible. This will be for next year. The current concessionaire would like to continue the concerts that were held last year. This is upsetting the golf course personnel because it weighs heavily on the course itself during peak hours. Does the Council feel that it is appropriate to have concerts there this summer, on a Friday or Saturday night, after hours, but not too late?

All were in favor of letting the concessionaire have the concerts.

The Golf Course has been using a portion of Suez's property near hole 3 and now we want to put a golf cart path there with the new grant money. We are going to have to ask permission from Suez to do this.

Mr. Giblin explained that there is potential liability for Suez if it's on their property. The Borough needs to get Suez's permission so this proposed project should be brought to their attention.

Mrs. Haverilla will contact Suez.

The Boy Scouts have a new Eagle Scout. The Girl Scouts would like some input from the Mayor and Council as to what color they would like the Little Library to be and what size the sign should be. Green and gold were chosen.

The Planning Board is continuing with the Pine Grove Court variance application seeking to expand their home to provide for an elderly family member moving in. There will be a quorum at the next meeting so it can be voted on.

COUNCILMAN YHU – FIRST AID/SCHOOLS/SENIORS

Both the local and regional Boards of Education report no issues with their reopening.

The high school had been under a shelter in place order on May 27th for about an hour due to a foolish comment by a student that was all found to be unfounded.

The Library continues with browse and borrow 6 days a week. He thanked the Library Board for attending the Memorial Day Parade.

The Senior Advisory Committee has been getting a lot more active. There was great participation at last month's meet and greets. The committee sent out 464 letters to our senior residents to let them know all the activities that are going on for them. He explained the various programs offered. They will be holding a luncheon for the former chairman, David Northrop, sometime next month and are hoping a proclamation can be done for him.

The First Aid Corps responded to 100% of their calls in town last month. They also assisted the Boy and Girl Scouts with their first aid badges. They are anxiously awaiting delivery of their response vehicle from the Police Department which will take place at the end of the month.

The Technology Committee will be meeting next week.

COUNCILMAN NALBANDIAN – DPW/CONSTRUCTION

The DPW has been busy lately with several tasks in addition to their regular work load. Many of the crew have taken a variety of safety classes. Several members have started their pesticide license training. The mechanical program with Woodcliff Lake and Norwood is doing very well; just under \$7,000.00 has been collected. Tree trimming has now started using the bucket truck we purchased with Woodcliff Lake.

The Building Department has been extremely busy. Year to date they have issued 183 new permits and 50 updated permits. They have already surpassed their revenue from all of last year. Other statistics were reported. They are overwhelmed in terms of staffing. The Building Department Committee is going to have to discuss some more help for the Technical Assistant who is part-time. He will sit down with the department and try and get a better understanding of what is happening and what is needed. We may need some more temporary help in addition to what we approved tonight.

He thanked the Police Department and First Aid Corps for responding to a medical emergency suffered by his father. Along with a quick response they were also very professional and courteous. His father is now doing well.

COUNCILMAN BINAGHI – POLICE/AFFORDABLE HOUSING

The Police Department reports a lot of cars being broken into again. He had his first encounter with our new health department for a dog bite and there seems to be some confusion on the process after a dog bite occurs. They insisted that a summons be written.

The Police are now advertising for another patrolman. The Police Committee will conduct interviews at some point. The plan is to have someone in place by Labor Day because of an upcoming retirement. There is also another retirement that will occur right around the same time that we will be looking to replace as well. They can both retire as of February 1, 2022 but can stop working soon due to unused vacation time.

Councilman Nalbandian explained that the PBA contract is still not signed. We are waiting on clarification from the arbitrator. He will speak to the Labor Attorney about how to deal with a new hire with and unsigned contract. There is a big difference between the new contract and the old one in regard to new hires.

Councilman Binaghi asked the Borough Attorney when a new hire's first day of employment is and when they are officially under the contract.

Mr. Giblin explained that it would be on the official date of hire listed in the appointment resolution.

COUNCILMAN GALLAGHER – FINANCE/FIRE

He explained an email he received from the CFO about sewer hookups. It sounds like there might be a number of hookups to the sewer system that are not being charged by the Borough and that this issue is actively being investigated.

Ms. Overgaard confirmed this. We don't have an active list of what homeowners are still on septic. They are trying to figure out how many are still on septic and then perhaps they received a building permit but it never made it over to the Finance Department. When the list is complete a decision will need to be made on how we go about charging them for back payments. Perhaps through an installment plan as has been done in the past for such matters.

He thanked the Finance Office for their efforts in trying to figure this issue out. The Zoning Officer and DPW Superintendent will also be helping. The Health Department records are being reviewed now by the Board of Health Secretary.

The Fire Department is participating in a joint drill tonight with EMS at the reservoir. He will be forwarding the suggested Fire Department and Fire Prevention ordinance amendments to all for discussion at the July meeting. The Fire Chief will be present at the meeting.

Mrs. Haverilla asked Councilman Gallagher if the Fire Marshal had forwarded him a letter from the DCA in regard to a fire prevention audit. She explained what the audit consisted of and the recommendations made. There are no fines associated with it but we need to provide a status report within 3 months.

Mr. Gallagher has not seen the letter. Mrs. Haverilla will send it to him.

The Mayor finds it very strange that the DCA has suddenly come in to inspect the town. They have been quite critical of the things we are not doing. The DCA is being very rigid.

COUNCILMAN CARNAZZA – RECREATION/HEALTH

He apologized for not making the Memorial Day Parade. He attended an out-of-state wedding that weekend.

In 2 weeks, there will be a Town Day meeting with the Recreation Commission to talk about what we are going to do this year.

The Board of Health meeting next is week so he will have a report at the next meeting.

Councilman Binaghi asked how the transition to the County Board of Health has been.

Councilman Carnazza said they are pretty good; however, it is hard to get their reports prior to our meetings. They are very professional and seem to stay on top of everything. If you ask them a question they send an answer the next day.

MAYOR'S COMMENTS

Mayor Kramer read a few letters praising the Police Department. One is from a resident, the other from the local school superintendent.

Last month he attended the Syrian Church dedication, the Memorial Day Parade, the First Aid Corps picnic, various Mayor's meeting, the Black Poster Project and his granddaughter's wedding that he presided over. The Memorial Day Parade and service were wonderful and had a nice turnout.

Motion to adjourn – Councilman Binaghi

Second – Councilman Carnazza

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: June 21, 2021

