

**BOROUGH OF OLD TAPPAN  
MAYOR & COUNCIL REGULAR & EXECUTIVE MEETING  
December 6, 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.

<b>ROLL CALL:</b>	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**

**PATROL OFFICER APPOINTMENTS**

**Keith Sahraie**

Mayor Kramer administered the Oath of Office to Patrol Officer Keith Sahraie

**Brandon Moore**

Mayor Kramer administered the Oath of Office to Patrol Officer Brandon Moore

**CONSENT RESOLUTION**

Councilman Carnazza read the Consent Resolution

Second – Councilman Gallagher

Discussion – Councilman Nalbandian stated that on the Cadet Firefighter - DiGrado application 2 of the questions were not answered. Both of these questions are important.

Councilman Gallagher suggested tabling the resolution and bringing it back to the Fire Chief.

Mr. Giblin explained that the resolution can be approved tonight subject to Mr. DiGrado answers to those 2 questions.

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

Mr. Yhu commented that he had the pleasure of interviewing the 2 new patrol officers who stood out from all the other applicants.

## **NEW BUSINESS**

None

## **OLD BUSINESS**

### **Borough Memorials**

Councilman Yhu asked that the Borough Memorials discussion be tabled for discussion at a future meeting. He did want to note that the premise behind the guidelines for the naming or renaming of Borough property be finally approved by the Mayor Council with a recommendation coming from an outside committee. This committee would be appointed by the Mayor and Council and would include historians, longtime residents, etc.

Councilman Binaghi feels that the decision should come right from the Mayor and Council since we were elected to make those types of decisions.

Councilman Yhu made a motion to table Borough Memorials

Second - Councilman Binaghi

On voice vote, all in favor, the motion was approved

Councilman Binaghi spoke about the Police Department Sergeant promotions. The process has begun and there will be a test given in accordance with our policies and procedures on December 16<sup>th</sup>. The Chief would like to know when the Police Committee would like to do interviews. He explained the points system. We could appoint at the Reorganization Meeting if everything is completed in time.

Councilman Gallagher asked when we are going to talk about Kemper Sports.

Councilman Boyce will address this under his Council Committee Report.

### **PUBLIC'S OPPORTUNITY TO SPEAK**

Motion to open the meeting to the public – Councilman Binaghi

Second – Councilman Gallagher

Discussion – None

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

Motion to close the meeting to the public – Councilman Yhu

Second – Councilman Nalbandian

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

Motion to adjourn Regular Meeting – Councilman Nalbandian

Second – Councilman Gallagher

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

### **EXECUTIVE MEETING**

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### **MEETING CALLED TO ORDER**

<b>ROLL CALL:</b>	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

## **ENGINEER'S REPORT**

### **D&L Paving Contractors Bond**

Mr. Skrable explained that a few months ago D&L Paving requested release of their retainage for the 2019 & 2020 paving programs. There were some repairs that were completed about 6 months ago on Little Mountain Road and Kristin Place after which they wanted their money back. We discussed this a few months ago at a meeting where the Mayor and Council gave them 2 options. They were not happy with either option and there has been a lot of emailing back and forth. He recommends holding the retainage and release it in the spring. At that point you are basically a year in on the repairs and everything else is beyond the 2 years. If all in favor of this he will contact them tomorrow.

All were in favor of this.

Mr. Skrable explained that North Jersey Developers, who is building a house on Koch Lane, has requested to bring the driveway across the drainage easement. It is very unlikely that we will have to go in there. In the past the Mayor & Council has granted these types of encroachments on to the easements as long as it is known that we do not have any responsibility for the driveway should we actually have to go in there and excavate. This is very unlikely. We will get a deed with them.

Mr. Giblin explained that we will get a separate deed covering the easement.

All were in favor of this.

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

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

Councilman Boyce explained that Kemper Sports presented a 5-year pro forma today. They have not had an opportunity to discuss this with them. It needs more fleshing out. At the end of this season there were 308 members and netted just over \$108,000. We experienced a better first quarter and the play tapered off as the season progressed. It is still being played on today.

Number of rounds played per year was discussed for the 2021 season versus 2022 season.

Councilman Boyce explained that they are going to work with our current Golf Pro to try and figure out how many rounds were played in 2021 since it was not tracked.

Mrs. Haverilla explained that Kemper Sports is being conservative with the numbers they

are presenting us. They do not want to change anything too much or too fast.

Councilman Boyce stated that the Borough Attorney is reviewing the contract.

Mr. Giblin explained that he has made numerous changes and has had discussions with the Borough Administrator and CFO.

Councilman Boyce explained that the general concept moving forward is to clean up and streamline the membership rates, continue to build on the memberships and build the junior play. He will be looking for more detail on the course maintenance numbers including direct labor and material costs. He will speak with our Golf Course Superintendent to understand what his costs were.

Operating costs were discussed.

Councilman Boyce stated that they just received this information today and will be meeting with Kemper this week to go over everything and get additional information. He will be able to provide further details at the budget meeting on December 15<sup>th</sup>.

Mrs. Haverilla explained that moving forward all of the clubs will be managed by Kemper.

The Boy Scouts have 2 new Eagle Scouts which brings the total town number of Eagle Scouts to over 50.

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

Last month the T. Baldwin Demarest School's 3<sup>rd</sup> grade students visited the Borough Hall and met with the Mayor. Congratulated the staff and administration at Charles DeWolf Middle School which was selected as one of the best middle schools in the United States. NVOT put on a successful production of "Out of the Frying Pan". Thanked Dr. Sabatini for hosting an online assembly to honor our Veterans on Veteran's Day.

The Library Board discussed their 2022 budget and welcomed 2 new board members.

The Senior's holiday party will be held on Thursday, December 16<sup>th</sup>.

Will be working with the Local Assistance Board to make some minor improvements to the upstairs portion of the fire house.

The First Aid Corps had their annual installation dinner last week. He congratulated all the new officers and award winners from that night. Thanked the out going officers for their service to the residents.

#### COUNCILMAN NALBANDIAN – DPW/CONSTRUCTION

The DPW Committee will be meeting this Thursday to interview 3 applicants for the foremen positions.

The Building Department continues to be very busy. Read statistics provided by the Construction Official in regard to permits and inspections for the year so far. He will review the revenue at the budget meeting. The Pearson and Central Avenue projects are moving along.

#### COUNCILMAN BINAGHI – POLICE/AFFORDABLE HOUSING

The Police Department has 2 retirements - one has already left and the other is leaving very soon. There were 2 new officers sworn in tonight who replace them. A test will be given and interviews conducted for 2 new Sergeants. An additional 2 Sergeant promotions will be discussed during budget time.

The DeWolf Family presented him with a historic Old Tappan map. It can be displayed somewhere in the Borough if there is an interest.

#### COUNCILMAN GALLAGHER – FINANCE/FIRE

The Planning Board meeting for December was cancelled.

The Fire Department has fit tests being given tonight. An annual gear review will be conducted. Santa will be riding through town on the fire trucks on December 19<sup>th</sup>.

He, along with Councilman Yhu, attended the menorah lighting. The rabbi was very appreciative.

Attended the League of Municipalities Conference, along with other Borough representatives. Went to several seminars, including one about downtown revitalization, and met with a representative from NJ Transit to discuss modifying the bus route in town since there are so many new developments.

Councilman Yhu expanded more on the downtown revitalization seminar and how to present it to the residents and business owners in order to gain feedback.

#### COUNCILMAN CARNAZZA – RECREATION/HEALTH

The annual holiday tree lighting was held tonight.

The Board of Health reports that there are 400 COVID-19 cases in town total from the beginning of the pandemic.

While he was filming in Oakes Park on Saturday he noticed that there are a lot of dog walkers from out of state who are not cleaning up after their dogs.

Mr. Giblin explained that enforcement is the key to solving that problem.

Councilman Binaghi will mention this to the Police Chief.

### **MAYOR'S COMMENTS**

Mayor Kramer explained that a decision on the 2022 Council President needs to be made before the Reorganization Meeting.

Motion to adjourn – Councilman Carnazza

Second – Councilman Binaghi

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

Respectfully submitted,

Jean M. Donch, RMC  
Borough Clerk

Reviewed & Approved: January 4, 2022