

**BOROUGH OF OLD TAPPAN
MAYOR AND COUNCIL REGULAR MEETING
November 21, 2022**

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.

ROLL CALL:	Mayor John Kramer	Present
	Councilman Ronald Binaghi, Jr.	Present
	Councilman William Boyce	Absent
	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, Jr.

SALUTE TO THE FLAG

PRAYER – Councilman Guy Carnazza

PUBLIC’S OPPORTUNITY TO SPEAK

Motion to open the meeting to the public – Councilman Gallagher

Second – Councilman Nalbandian

Discussion – None

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

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Yhu

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

BOARD APPOINTMENT

Board of Health - Traci Burgess - Alternate #2 - Unexpired 2 Year Term Ending 12/31/23

Motion to accept the appointment – Councilman Carnazza

Second – Councilman Yhu

Discussion – None

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

PUBLIC HEARING

Ordinance 1223-22 – Amend Traffic Ordinance - Foxwood Estates – Resolution of Adoption

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

Second – Councilman Nalbandian

No Public Comment

Motion to close the meeting to the public – Councilman Nalbandian

Second – Councilman Binaghi

Discussion – None

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

Councilman Gallagher read the resolution

Second – Councilman Binaghi

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

CONSENT RESOLUTION

Councilman Nalbandian read the Consent Resolution

Second – Councilman Gallagher

Discussion – None

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

COUNCIL COMMITTEE REPORTS

COUNCILMAN GALLAGHER – POLICE/GRANTS

Read the October 2022 Police Activity Report. Training, both remote and in person, continues.

The Police Committee met earlier today to interview the 1 applicant for the Captain position.

Motion to appoint Robert Wacht as Captain to the Old Tappan Police Department.

Second - Councilman Yhu

Discussion – None

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

This appointment will officially take place at the December 5th Mayor and Council meeting.

COUNCILMAN BINAGHI – FINANCE/ADMINISTRATION

The CFO sent out the 2023 Budget Meeting schedule.

COUNCILMAN YHU – DPW/CONSTRUCTION/FIRST AID

The Seniors had a great time at their 50's themed dance party. The committee has been doing a great job this year to get our seniors active post-COVID.

The First Aid Corps elected their 2023 officers. They were at the scene of a recent house fire in town.

Thanked our 2 DPW members who are also firemen for also being at the recent house fire - Dan Hartman and Tom Jung.

Councilman Gallagher inquired about the status of the house at the corner of Kristin Place and Old Tappan Road that we gave permission to allowing them to keep the old home up until the new home was completed.

Councilman Yhu spoke about this with the Construction Official awhile ago and he explained that there is nothing out of the ordinary given the situation that COVID put everyone in finding materials and contractors to do the work. As long as the permit is open the homeowner is allowed to continue and keep that other house up.

Councilman Carnazza asked Mr. Giblin if the tent at a house on Kristin Place can be up all the time?

Mr. Giblin said no, it is a temporary structure and cannot remain there permanently.

COUNCILMAN CARNAZZA – RECREATION/HEALTH

Gave Councilman Boyce's report:

A request was made by the Golf Course to fix a leaf blower machine which the DPW helped with. They are preparing the 2023 budget.

December is likely the last Planning Board meeting for the 244 Old Tappan Road application. The public will have an opportunity to speak.

The Environmental Commission should be receiving the tree report on 244 Old Tappan Road and will report back to the Planning Board before the December meeting.

The Boy Scouts need a decision on where to park their new trailer.

Councilman Yhu stated that they have found a place for the trailer at the leaf dump and he has asked Ryan Weaver to contact the DPW Superintendent to make arrangements.

Councilman Carnazza reported that the Board of Health meeting from last week was rescheduled to tomorrow night.

Councilman Yhu reported that he spoke to a woman at the League Conference who commented on how great of a job Dr. Bhatia and her daughter did on the Mayor's Wellness Campaign.

COUNCILMAN NALBANDIAN - FIRE/LIBRARY/SCHOOLS

The new fire truck has a May delivery date.

Congratulated Councilman Boyce and Councilman-Elect Gwon on their election to office. He

knows they will both do a great job.

MAYOR'S COMMENTS

Met with the 3rd grade class from T. Baldwin Demarest this morning at the Borough Hall. He had a great time and the kids had very good questions. Congratulated Councilman Boyce and Councilman-Elect Gwon.

ACTION ON MINUTES

Councilman Nalbandian made a motion to approve the following minutes:

- Regular Meeting, October 17, 2022
- Closed Meeting, November 7, 2022
- Regular & Executive Meetings, November 7, 2022

Second – Councilman Carnazza

Discussion – None

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

OLD BUSINESS

Certificate of Occupancy Ordinance Amendment

Councilman Yhu forwarded to the Mayor & Council earlier in the month the proposed changes and asked if anyone had comments. Currently we do not have listed in the ordinance items that need to be completed before a Certificate of Occupancy is granted to the seller or renter of their home. Listed the Construction Official's suggestions. There is a fee and penalty schedule that goes along with this as well.

Mayor Kramer is concerned with those who are looking to sell an older home that has certain deficiencies that were acceptable years ago will now face a hardship. Wants to be careful with how far we go with this.

Discussion ensued on the Construction Official's suggestions.

Councilman Nalbandian agrees with the Mayor.

Councilman Binaghi is in favor of the sump pump regulations.

Councilman Gallagher is in favor of the electrical regulations and would like to know what other towns are doing. Asked if we have any liability by not doing certain things.

Mr. Giblin explained that the only thing the town is required to do under state law is the smoke detector certification. No other inspections are required. Open permits need to be closed.

Mayor Kramer stated that it seems like the only item the Council is interested in is the sump pump into the sewer system.

Councilman Yhu will speak with the Construction Official about the Mayor and Council's concerns and we'll work on the ordinance more.

NEW BUSINESS

2023 Mayor & Council Meetings

The Borough Clerk explained that the only change from last year is possibly moving the 2nd meeting in June to the Tuesday in observance of Juneteenth.

All were in favor of moving the 2nd meeting in June to the Tuesday.

The Reorganization Meeting will be held on Tuesday, January 3rd at 7:00pm.

Ordinance 1224-22 – Capital Ordinance - Police Vehicle (Fully Funded) – Resolution of Introduction

Councilman Gallagher read the resolution

Second – Councilman Carnazza

Discussion – None

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

Councilman Binaghi is concerned that the Old Tappan Fire Department Facebook page has pictures of the house fire that occurred this past weekend. There are pictures of the interior of the house. Pictures from other fire calls have also been posted. Should we be concerned? He is worried about liability.

Mr. Giblin does not think there is a need for concern.

PUBLIC'S OPPORTUNITY TO SPEAK

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Nalbandian

Discussion – None

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

Motion to close the meeting to the public – Councilman Nalbandian

Second – Councilman Carnazza

Discussion - None

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

Motion to adjourn by Councilman Carnazza

Second – Councilman Gallagher

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

Respectfully submitted,

Jean M. Donch, RMC
Borough Clerk

Reviewed & Approved: January 3, 2023