

**BOROUGH OF OLD TAPPAN  
MAYOR AND COUNCIL REGULAR MEETING  
March 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.**

<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 Clerk Jean M. Donch
	Borough Attorney Brian Giblin, Jr.

**SALUTE TO THE FLAG**

**PRAYER** – Councilman Matthew Nalbandian

**PUBLIC’S OPPORTUNITY TO SPEAK**

Motion to open the meeting to the public – Councilman Carnazza

Second – Councilman Binaghi

Discussion – None

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

Angeline Sheridan, 31 Edith Street, explained that she grew up in Old Tappan and is now raising her family here. Believes that knowing the history of the town is important. She has interest in the Historical Committee and would like to know the status of it.

Councilman Binaghi explained what led them to establish the Historical Committee. It would be nice to have one central location to display our historical items. If someone would like to chair the committee that would be great.

Mrs. Sheridan explained that, according to the Master Plan, there are 22 historic sites in town, 4 of which are on the National Historic Registry. She would like to know more about those places and how they are connected to Old Tappan's history. Most of those locations are privately owned houses. Feels the town should try to protect them. She would be happy to chair the committee as long as she has a good team to do it with. There are a lot of things to be discussed and worked out.

Councilman Gallagher explained that when he became a Councilman he was tasked with the job of reviving the Historical Committee. Meetings were held and they did have some accomplishments. Unfortunately, the membership lost interest. They need someone passionate enough to rally up some interest.

Councilman Carnazza explained that the Historical Committee and Recreation Commission worked together for the Centennial Celebration.

Councilman Binaghi would be happy to assist the committee moving forward.

Mayor Kramer explained that interest has come and gone for the committee. Suggested getting younger residents involved and really dig into the history of the town and coordinate it. Deeming a house historical and having to deal with the restrictions is not looked upon favorably by the homeowner. Maybe posting a sign at the library and on the website looking for volunteers would be helpful.

Francesca Costa, 82 Everett Street, Closter, is a graduate student studying history, archeology and the classics. She works as a historic interpreter. Feels it is really important to keep the town's history alive. Spoke about historic houses and their uses. Getting the residents interested and involved is very important. Volunteered to be on the committee if out of towners are allowed.

Jane Cho, 16 Lakeview Drive, would like to be on the committee and help out in any way that she can.

Ari Davis, 24 Lakeview Drive, would like to volunteer for the committee as well. His wife, Jennifer Annese, is also interested in joining.

Maria Costa, 82 Everett Street, Closter, explained that Old Tappan has a rich history going back to the Native Americans. Preservation is very important. Suggested turning to the Closter Preservation Society for help.

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Yhu

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

## **STAFF APPOINTMENTS**

## **Fire Marshal - Evan Kutzin - 2 Year Reappointment**

Motion to accept the appointment – Councilman Nalbandian

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

## **PUBLIC HEARING**

### **Ordinance 1202-22 – Amend Road Opening Ordinance – Resolution of Adoption**

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

Second – Councilman Binaghi

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 Yhu 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 Nalbandian 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

### **ENGINEER'S REPORT**

Mr. Skrable stated that a pre-construction meeting was held for the road work in the Howard Drive area that will be happening soon. This was an NJDOT grant project. Bids for the Perry Street project were advertised for. The bid opening is on April 14<sup>th</sup>. The Central Avenue project will be starting soon. He met on-site with the developer along with representatives from the DPW and Police Department to go over any procedures that need to be put in place. He is in the process of putting together the street paving list for this year.

Councilman Binaghi inquired about the DeWolf Road drainage project and its status.

Mr. Skrable will report back on this at the next meeting.

Councilman Boyce reports that there is an inordinate amount of silt in Stanaland Park just before the bridge near the gas station. Seems that it could be from the Pearson project. Is there a limitation we can put on them until it is cleaned up? Hold off issuing CO perhaps.

Councilman Carnazza inquired about the road work that Suez was doing for the Pearson project.

Mr. Skrable will follow up with the silt issues.

Councilman Yhu spoke to the Pastor at Trinity Church who was saying that their basement has started flooding. It started happening after the home up the block was built. He asked her to send a letter to the town explaining the problems so they can be looked into.

Mr. Skrable will go take a look at the area.

### **COUNCIL COMMITTEE REPORTS**

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

The new Golf Pro and Golf Course Superintendent have begun. He met with them last week and toured the facility. They see lots of improvements that can be made. A list will be put together.

The course itself is in good shape. They are thinking of using the irrigation grant to update the main control shed, which is where all the irrigation starts and build out from there.

The Planning Board carried their March meeting to April 13<sup>th</sup> where testimony on the 244 Old Tappan Road application will continue. The public will be able to ask questions at this meeting.

The Environmental Commission is looking for volunteers to help install fencing at the new Community Garden. The tree ordinance has been re-written and a sub-committee has been formed.

#### COUNCILMAN GALLAGHER – POLICE/GRANTS

Read the February 2022 Police Activity Report.

#### COUNCILMAN BINAGHI – FINANCE/ADMINISTRATION

Thanked the Mayor and Council for being so diligent in their work on the 2022 budget. This is one of our most important jobs and it sets the tone for the whole year.

The search for a new CFO continues.

Mrs. Haverilla explained that they have some prospects.

#### COUNCILMAN YHU – DPW/CONSTRUCTION/FIRST AID

The Seniors have planned a weekly Walking Club at Stone Point Park now that the weather is getting nicer. It will take place on Mondays.

The First Aid Corps is training a new driver and one member is in EMT school. They are grateful to the Borough for buying them a first responder vehicle. It has proved to be a valuable resource.

The DPW have cleared construction debris out of the Stone Point Park parking lot. They are advertising for a new laborer and hope to hire soon.

The Construction Department is busy. Read their year to date activity report. He will be working with the Construction Official on how to best handle all the inspections that will be needed for the various projects going on right now. Read a resident's letter thanking the Building Department for doing such a great job and being so pleasant to work with.

#### COUNCILMAN CARNAZZA – RECREATION/HEALTH

The Board of Health now reports 655 COVID-19 cases in Old Tappan. They are looking forward to the Stone Point Park Run that they will be conducting in April.

#### COUNCILMAN NALBANDIAN - FIRE/LIBRARY/SCHOOLS

All of the Fire Department's equipment repairs are complete. The Chief has concerns about putting any more money into aging equipment but thinks he can get through until the new truck arrives next year. Two of our firefighters were on the news about our equipment donation for Ukraine.

Councilman Binaghi explained that the Fire Department lost a former member, Mark Brackenbury, this week. He was also a firefighter and Ex-Chief in Emerson. His brother is our DPW Superintendent.

## **MAYOR'S COMMENTS**

No comments

## **ACTION ON MINUTES**

Councilman Nalbandian made a motion to approve the following minutes:

- Closed Meeting, February 22, 2022
- Regular Meeting, February 22, 2022
- Closed Meeting, March 7, 2022
- Regular & Executive Meetings, March 7, 2022

Second – Councilman Carnazza

Discussion – None

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

Councilman Nalbandian abstained on the Closed and Regular & Executive Meetings, March 7, 2022

## **OLD BUSINESS**

### **Feeding of Wildlife**

Mrs. Haverilla explained that she sent out ordinances from other towns and a template for all to review prior to tonight's meeting.

Discussion ensued on how best to address this issue and who and how this will be enforced.

This topic will be carried to the next meeting.

## **NEW BUSINESS**

### **Ordinance 1203-22 – Amend Golf Course Fees – Resolution of Introduction**

Councilman Boyce read the resolution

Second – Councilman Nalbandian

Discussion – None

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

### **Tax Assessor 2022 Budget & Ratables**

Patrick Wilkins, Tax Assessor, asked if there was anything specific that the Mayor & Council would like to discuss in regard to his budget.

Ms. Overgaard asked him to address the Pearson property.

Mr. Wilkins explained that the added assessment done in 2021 totaled \$6.6 million. According to the 2021 tax list, which includes added assessments and tax appeals, we had a net positive increase of \$2,346,800.00. Our tax appeals are typically predominantly residential and we are in good shape. Gave his projections for the Enclave townhouses. He will continue to monitor the sales there and adjust if needed. He explained the added assessments timeline. He will be doing a rental study on the apartment buildings and mixed-use building.

Councilman Nalbandian explained that last year when the Building Department was going through the files there were some TCOs that had never been finalized. How far in to the process of correcting those are they?

Mr. Wilkins said they are moving along in the process and assessments are taking place.

### **Howard Drive Parking & Lighting**

Councilman Yhu explained that during home games and other events at the high school Howard Drive gets packed. There are cars parked on both sides of the road. Charlotte Place, Charles Place and Doris Place also experience the same problems. Suggested making one side no parking permanently. It would seriously alleviate the congestion on those roads. Also, the lighting there is insufficient and creates a hazard. The DPW Superintendent is getting an estimate on the lighting.

Spoke with the high school and they will not close the gate even though that is what is causing all of these problems. We will need to speak to the residents in that area to see how these changes would affect them.

Councilman Nalbandian stated that we are now proposing to inconvenience the residents living in that area all because the school doesn't want to close the gate. Since this is a public safety issue do we as the town or the Police Department have any authority over the gate.

Councilman Yhu explained that the Police Chief has brought this up to the school many times. They claim that they need that extra exit from the fields.

Councilman Gallagher explained that a lot of people do not want the lights.

Councilman Carnazza volunteered to speak to the high school about this issue. If the Mayor chooses to write a letter he will deliver it.

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

Motion to open the meeting to the public – Councilman Carnazza

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 Binaghi

Second – Councilman Yhu

Discussion - None

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

Motion to adjourn by Councilman Gallagher

Second – Councilman Nalbandian

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

Respectfully submitted,

Jean M. Donch, RMC  
Borough Clerk



Reviewed & Approved: April 18, 2022