

**BOROUGH OF OLD TAPPAN  
MAYOR AND COUNCIL REGULAR MEETING  
MONDAY, DECEMBER 19, 2005**

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 Victor Polce	Present
	Councilman Ronald Binaghi, Jr.	Present
	Councilwoman Mary Carmenini	Present
	Councilman Guy Carnazza	Present
	Councilman Victor Cioce	Present
	Councilwoman Anna Haverilla	Present
	Councilman John Kramer	Present

Also Present:                            Borough Attorney Allen Bell  
    Borough Administrator Gregory Hart.

**SALUTE TO THE FLAG**

**PRAYER** – Councilman John Kramer

**CONSENT RESOLUTION:**

Councilman Cioce read the Consent Resolution

Second – Councilwoman Carmenini

Discussion – Councilwoman Carmenini abstained from Award Contract – Newsletter. Greg Hart advised that item No. 1, Claims and Payroll should be “Amended Claims and Payroll.”

Consent Resolution passed (see page            )

**PUBLIC HEARINGS**

**Ordinance No. 899-05 – Winding Creek Traffic Regulations**

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

Second – Councilman Cioce

Discussion – None

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

No Public Comment

Motion to close the meeting to the public – Councilman Karmer

Second – Councilman Cioce

Discussion – None

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

Councilman Kramer read the resolution.

Resolution of adoption passed (see page        ).

**Ordinance No. 900-05 – Amend Continued Certificate of Occupancy Fees**

Councilwoman Haverilla described the ordinance and then made a motion to open the meeting to the public

Second – Councilwoman Carmenini

Discussion – None

On voice vote, all in favor, the motion carried

No Public Comment

Motion to close the meeting to the public – Councilwoman Carmenini

Second – Councilman Cioce

Discussion – none

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

Councilwoman Haverilla read the resolution.

Resolution of adoption passed (see page        ).

**Ordinance No. 901-05 – Amend False Alarm Ordinance**

Councilman Cioce described the ordinance and then made a motion to open the meeting to the public

Second – Councilwoman Carmenini

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

Discussion – None

No Public Comment

Motion to close the meeting to the public – Councilwoman Carmenini

Second – Councilman Binaghi

Discussion – None

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

Councilman Cioce read the resolution.

Resolution of adoption passed (see page        ).

**PUBLIC’S OPPORTUNITY TO SPEAK:**

Motion to open the meeting to the public – Councilman Cioce

Second – Councilman Binaghi

Discussion – None

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

Russell Huntington, Attorney represents Peter Spagnuolo on a proposed development project within the Borough. The property is approximately 3 acres and is located in a residential zone on Central Avenue. The proposal is for the development of 16 units, 4000 square feet each, and limited to persons 55 years of age and older. Each unit would have 3 bedrooms.

Councilman Binaghi commented on the number of units and the impact it may have in the area. Russell Huntington advised that there are 3 homes in the area and he did not feel the development would be of any negative impact. Councilman Binaghi asked why 3 bedrooms if the units are meant for people 55 years of age and older. Russell Huntington responded that one

bedroom may be used as a living room area or possibly for guests and grandchildren.

Councilwoman Haverilla commented on possible impact on the First Aid Corps. Councilwoman Carmenini questioned if there was a market for this type of development in Old Tappan. Councilman Cioce commented on location and traffic conditions. Russell Huntington reported that a traffic study had not been conducted yet. Zoning was discussed.

Allen Bell commented on a turn around for emergency vehicles, and the possibility of creating spot zoning and overlay zoning.

Councilman Cioce inquired if there would be an effect on the existing Floor Area Ratio ordinance. Allen Bell responded that the ordinance is intended for single family homes and would not apply to multi family development.

Mayor Polce recommended that a sub-committee be formed to review conceptual plans. Councilwoman Carmenini, Councilwoman Haverilla and Councilman Carnazza volunteered.

Motion to close the meeting to the public – Councilman Cioce

Second – Councilman Binaghi

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

#### **ACTION ON MINUTES:**

##### **Minutes to be Approved:**

Councilman Cioce made a motion to approve the following minutes:

- Special and Executive Meeting, December 5, 2005

##### **Minutes to be Tabled:**

Councilman Cioce made a motion to table the following minutes:

- Closed Executive Meeting, October 17, 2005
- Special and Executive Meeting, November 7, 2005
- Closed Executive Meeting, November 7, 2005
- Regular Meeting, November 21, 2005
- Closed Executive Meeting, November 21, 2005
- Closed Executive Meeting, December 5, 2005

Second – Councilwoman Carmenini

Discussion – Councilwoman Haverilla abstained from Minutes to be Tabled. Councilman Cioce abstained from both December 5, 2005 meetings.

Roll Call:	Councilman Binaghi	Yes
	Councilwoman Carmenini	Yes
	Councilman Carnazza	Yes
	Councilman Cioce	Yes
	Councilwoman Haverilla	Yes
	Councilman Kramer	Yes

## **OLD BUSINESS**

Talsa Subdivision – Street Name Request

Councilman Binaghi inquired if there was a policy regarding this. Greg Hart advised that there is no formal policy in place. The Council voiced their opinions. It was determined that the Mayor and Council would make a recommendation that it be named after Mayor Gallagher and present it to the Gallagher family. If this does not work out, Mr. Shanahan would be asked to submit 3 names for the street.

## **COUNCIL COMMITTEE REPORTS**

**COUNCILMAN KRAMER – POLICE / FINANCE**

Attended 2 Grant Committee meetings. Advised that Greg Hart addressed the committee and provided them direction on applying for grants. Received a request from a resident for decorations to be placed at Oakes Park. Brief discussion ensued.

**COUNCILWOMAN CARMENINI - EDUCATION / SENIORS / TECHNOLOGY**

Senior Citizens held their Holiday Party on December 13. Special thanks are sent to Councilman Carnazza for singing at the party. The Borough calendars were distributed. The December newsletter should be received over the weekend. A Board of Education meeting was being held this evening.

**COUNCILWOMAN HAVERILLA – BUILDING / ENVIRONMENTAL**

No committee reports. Thanked the Mayor and Council for their welcome and warm wishes expressed at the last meeting. Stated that she is happy to be working with them.

**COUNCILMAN CARNAZZA – RECREATION / GOLF / PLANNING BOARD**

Recreation Director - Advised that both an existing and added job description were combined and distributed and some members of the Recreation Commission are present this evening.

**COUNCILMAN BINAGHI – DPW / LIBRARY**

DPW – no report. Inquired of Councilwoman Carmenini regarding the Community Development meeting she attended in his place. Councilwoman Carmenini reported that meeting dates were set for next year, \$400,000 will be divided up among 7 towns. We have outstanding grants that need to be spent. She recommended grants be applied for that have an actual use plan.

Library – the Library consulted a project manager to review their bid. Discussed with the Library, in the past, if a Mayoral designee to the Library can be a voting member of the Library Board. The Library since then consulted their attorney and it was determined that it should be only on matters that pertain to money spending. A firm answer will be provided at the January 7, 2006 Library meeting.

Sidewalks are placed on DeWolf Road. Mailboxes will remain where they are according to the Postmaster.

#### COUNCILMAN CIOCE – FIRE / FIRST AID / HEALTH

Reviewed the November 5, 2005 Fire Department activity report. Thomas Gallagher has assumed position of company President. A new Fire Chief will be in office for 2006. First Aid Corps had their installation dinner which turned out well.

#### **NEW BUSINESS**

Ordinance No. 902-05 – Street Name Change – Holbrook Court – Introduction on First Reading

Councilman Binaghi read the resolution

Discussion – None

Resolution of Introduction Passed (see page )

#### Recreation Director

The current job description and new responsibilities were combined. The added responsibilities were to satisfy the Borough Auditor and justify recommended salary. The recommended starting salary is \$27,500 on a part time basis. All added responsibilities are currently being done by volunteers and at the advice of the Borough Auditor, this was not recommended. Greg Hart advised that a portion of the Recreation Director's time should be spent in the Borough Hall to better serve the residents. Councilman Cioce inquired if the job description had been reviewed with the current Recreation Director. Councilman Carnazza reported that Larry Weil, Recreation Director had been present for all discussions and has reviewed the combined responsibilities. Mr. Weil is interested in the position. Although he has been providing written reports, this will be added to the job description. Councilman Cioce inquired if field conditions prior to and after use was the responsibility of the Recreation Director. Councilman Carnazza replied that the fields are currently being maintained by volunteers.

Allen Bell advised that according to statute, the Recreation Director is an employee of the Recreation Commission reporting to the Recreation Commission. Greg Hart added that with consent of the Mayor and Council, the Recreation Commission can appoint a Recreation Director subject to consent and in conjunction with the Mayor and Council.

Due to the budget process, the effective date of hire would be around March 1, 2006 and salary would be retroactive to January 1, 2006.

Motion to proceed as detailed and discussed this evening – Councilman Cioce

Second – Councilman Binaghi

Roll Call	Councilman Binaghi	Yes
	Councilwoman Carmenini	Yes
	Councilman Carnazza	Yes
	Councilman Cioce	Yes
	Councilwoman Haverilla	Yes
	Councilman Kramer	Yes

**PUBLIC’S OPPORTUNITY TO SPEAK:**

Motion to open the meeting to the public – Councilman Cioce

Second – Councilman Binaghi

Discussion – None

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

Tony Esposito, 131 Clark Avenue, Chairman of the Recreation Commission, thanked the Mayor and Council for the ice skating pond. He especially thanked Councilman Carnazza for his efforts. He suggested timers be set up for evening skating and notice of the ice skating pond be posted on the Municipal Bulletin Board.

Motion to close the meeting to the public – Councilman Cioce

Second – Councilwoman Carmenini

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

Motion to adjourn by Councilman Carnazza

Second – Councilwoman Carmenini

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

Respectfully submitted,

Reviewed and approved:

Sylvia Kokowski, Recording Secretary

Gregory C. Hart, Borough Clerk

cc: Mayor and Council  
Allen Bell, Esq.

Date Approved