

**BOROUGH OF OLD TAPPAN
MAYOR AND COUNCIL REGULAR MEETING
July 20, 2020**

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	Present
	Councilman Guy Carnazza	Present
	Councilman Thomas Gallagher	Absent
	Councilman Matthew Nalbandian	Present
	Councilman Jin Yhu	Present

Also Present: Borough Attorney Brian Giblin
 Borough Clerk Jean M. Donch, RMC

SALUTE TO THE FLAG

PRAYER – Councilman Matthew Nalbandian

PUBLIC’S OPPORTUNITY TO SPEAK

Motion to open the meeting to the public – Councilman Yhu

Second – Councilman Binaghi

Discussion – None

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

No Public Comment

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Yhu

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

POLICE SERGEANT APPOINTMENTS

Councilman Binaghi advised that the Police Committee met and interviewed six applicants for the position of Police Sergeant. They were all good interviews.

Peter Miele

Motion to accept the appointment – Councilman Binaghi

Second – Councilman Yhu

Discussion – None

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

Jason Rothenburger

Motion to accept the appointment – Councilman Binaghi

Second – Councilman Yhu

Discussion – None

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

POLICE OFFICER APPOINTMENT

Nicholas Antonucci

Motion to accept the appointment – Councilman Binaghi

Second – Councilman Yhu

Discussion – None

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

Councilman Yhu Yes

STAFF APPOINTMENTS

Councilman Nalbandian advised that eighteen applications were received; two qualified, the Committee, Superintendent and Assistant Superintendent recommended Robert McQuade III.

DPW Maintenance Worker – Robert McQuade III

Motion to accept the appointment – Councilman Nalbandian

Second – Councilman Boyce

Discussion – Councilman Yhu asked if the applicant had a plumbing or electrical license or was a fireman. The answer was no, on all.

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

Golf Commission Recording Secretary – Diane Frohlich

Motion to accept the appointment – Councilman Boyce

Second – Councilman Binaghi

Discussion – None

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

PUBLIC HEARINGS

Open Space Trust Fund Grant – Golf Course Cart Paths

Councilman Boyce advised that we are seeking a matching grant for Cart Paths on holes 3, 4 and 9.

Councilman Boyce described the grant and then made a motion to open the meeting to the public.

Second – Councilman Binaghi

Discussion – None

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

No Public Comment

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Yhu

Discussion – None

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

Councilman Boyce read the resolution

Ordinance 1167-20 – Code Enforcement Officer – Resolution of Adoption

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

Second – Councilman Binaghi

Discussion – None

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

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 Nalbandian read the resolution

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

Councilman Yhu Yes

Ordinance 1168-20 – Amend 2020 Salary Ordinance – Resolution of Adoption

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

Second – Councilman Yhu

Discussion – None

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

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 Nalbandian read the resolution

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

Ordinance 1169-20 – Capital Ordinance – 2020 Road Program – NVRHS Parking Lots – Resolution of Adoption

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

Second – Councilman Yhu

Discussion – None

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

No Public Comment

Motion to close the meeting to the public – Councilman Nalbandian

Second – Councilman Binaghi

Discussion – Councilman Yhu asked if money was saved by combining the 2020 Road Program with the Board of Education. Borough Engineer Skrable responded in his opinion, no.

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

Councilman Nalbandian read the resolution

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

CONSENT RESOLUTION

Councilman Binaghi read the Consent Resolution

Second – Councilman Nalbandian

Discussion – None

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

ENGINEER’S REPORT

Borough Engineer Thomas Skrable reported as follows:

2020 Road Program – NVRHS Parking Lots – this evening we adopted the resolution for this work – the Board of Education advised that the parking lot needs to be completed by August 17th. We need to get the contract going for this project. D & L Paving was awarded the job.

DeWolf Road – work is winding down; we should begin work on Howard Drive next.

COUNCIL COMMITTEE REPORTS

COUNCILMAN CARNAZZA – RECREATION / HEALTH

The Recreation Commission and Town Day Committee met. Town Day and the fireworks display will be canceled this year. Summer Camp was cancelled and refunds issued. Councilman Carnazza

reported that he noticed 45 – 50 guys playing basketball in Stone Point Park. They were not Old Tappan residents. Due to this incident, basketball hoops have been removed. Board of Health – 83 cases of COVID-19 reported and 4 deaths. Angela Musella has retired and we will be advised of the new Health Officer.

COUNCILMAN YHU – SCHOOLS / SENIORS

Community Development – retail storefronts are open in Bi-State. Corrado’s Market may be taking the former Foodtown space. The library held a zoom meeting on July 9th. They are doing curbside pickup and drop off. Glass panels were installed around the circulation desk. Councilman Yhu will attempt to have a zoom meeting with the Senior Advisory Board. Local Assistance Board – Councilman Yhu and his children helped deliver meals a few weeks ago. Recipients of the meals are very appreciative. Technology – new website is on hold. The Board of Education held a special meeting on July 8th to discuss accusations about a board member. They are having their regular meeting this evening. Graduations were held for two days for graduates to accept their diplomas. Local schools are finalizing plans for the fall.

Councilman Nalbandian received a telephone call pertaining to accusations being made about others including the NVRHS Board President, not only the person they held a special meeting for. He asked Councilman Yhu to check into this and to ask if these other accusations are being investigated.

COUNCILMAN BINAGHI – POLICE / AFFORDABLE HOUSING

Appointments to the Police Department reported on earlier this evening. Councilman Binaghi read three thank you letters addressed to the Old Tappan Police Department from a resident, a child and a Police Lieutenant from Harrington Park. The moral is better in the Police Department. Mayor Kramer added a letter that he had received.

COUNCILMAN BOYCE – GOLF / PLANNING BOARD / ENVIRONMENTAL

Planning Board – the Pearson application may need to come back before the board to discuss their underground water storage techniques. There are four Eagle Scouts doing their projects in town. The Environmental Commission had five winners in the photo contest; each was provided a gift certificate. The Community Garden is doing well; they are looking to add another site. Councilman Binaghi suggested a space on Chestnut Street. Golf – we have 300 members. Councilman Boyce took a tour of the golf course with the Superintendent. While hitting balls, a window was broken at 18 Stokes Farm Road. The concessionaire is hosting music events.

COUNCILMAN NALBANDIAN – DPW / CONSTRUCTION

The DPW Superintendent advised that the workers are starting at 6 a.m. due to the heat. Our Zoning Officer has recommended someone from another town to fill the position of Code Enforcement Officer since Pat O’Brien has informed us that he can no longer accept the position. Councilman Nalbandian spoke with the Zoning Officer about the complaint Mrs. Binaghi had regarding a neighbor’s bamboo. The Zoning Officer walked the property and the plans are to cut back the bamboo to 3 ft. There have been noise complaints from Lakeview residents about early garbage

pickup at Bi-State. A Churchill Road resident has complained about loud music.

MAYOR’S COMMENTS

Our Auditor, Chief Financial Officer, Borough Administrator and I attended a 2019 exit conference hosted by Jeff Bliss. We received an A+ audit in large due to Rebecca Overgaard, CFO. Mayor Kramer continues to log into zoom for various Mayor’s meetings as well as the Bergen County League of Municipalities. He performed a wedding last Saturday. Mayor Kramer thanked Councilman Nalbandian and Councilman Binaghi for a successful DPW and Police Department hires. Mayor Kramer received a letter from a resident asking if the town can get signs thanking the health care workers during the pandemic as other towns have done. Discussion ensued and it was decided to use the towns message board.

ACTION ON MINUTES

Councilman Binaghi made a motion to approve the following minutes:

- Closed Meeting, June 15, 2020
- Regular & Executive Meetings, June 15, 2020
- Special Meeting, July 10, 2020

Second – Councilman Nalbandian

Discussion – Councilman Nalbandian abstained on the Special Meeting, July 10, 2020

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

OLD BUSINESS

OTFD Revised Membership Application Process

Councilman Yhu reported that we have a new application the Fire Department would like to use instead of the state application. The application has been reviewed by Borough Attorney Giblin. We would like to use this application as soon as possible. It calls for background checks, medical clearance, driving abstract and fingerprints as an example. There are a few areas that call for ordinance amendments including a maximum age increase. This matter will be discussed further.

NEW BUSINESS

Chabad of Old Tappan

Matt Capizzi, attorney on behalf of the Rabbi of the Chabad who's residence is located at 140 Old Tappan Road, stated that the Rabbi would like to retain and reside in the existing dwelling until his new location is built. This location will be demolished after a new one is built. Discussion ensued.

Motion to permit a new structure to be built and allow the Rabbi to occupy 140 Old Tappan Road until the new one is built – Councilman Binaghi

Second – Councilman Nalbandian

Discussion – Councilman Boyce asked about impact on the neighbors because of site access and the coordination of dumpsters, material deliveries and possibly creating an unsafe situation on Old Tappan Road. He also had concerns regarding soil erosion and sediment control. Mr. Capizzi responded that he has not received objection from the Zoning Officer and the Borough Engineer and Planning Board were copied on his letter and are fully aware.

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

Councilman Yhu voted no because he wants to discuss this with the Borough Engineer. Councilman Boyce first voted yes and then changed his vote to no because he wants to review the plans.

OTFD Engine 62

Tom Jung, Fire Department Engineer, discussed the condition of Engine 62 advising that it has been in service since 1991 and is not suitable for service now as it failed a pump test, valves are stuck; and there are air leaks as a few examples. The question is whether to repair Engine 62 or purchase a new one. Mr. Jung will obtain an estimate for repair. The matter will be discussed further.

Ordinance 1170-20 – Amend 2020 Salary Ordinance – DPW – Resolution of Introduction

Councilman Nalbandian read the resolution.

Second – Councilman Binaghi

Discussion – None

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

Councilman Binaghi reported that he received a call from a resident on Sycamore Court who

complained about the use of dirt bikes on SUEZ property and Sycamore. The ordinance reads that you need property owner permission. It was suggested that the resident call the police and notify SUEZ when this is happening.

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

Maryellen LaFronz, 15 Kristin Place, regarding 140 Old Tappan Road and use of it by the Chabad. She is concerned that the Rabbi’s will use it as a House of Worship and congregation. She has water problems in her yard and has water and construction concerns. Borough Attorney Giblin recommended that the Zoning Officer look into this and advise what he is doing and he will review the file.

Motion to close the meeting to the public – Councilman Carnazza

Second – Councilman Binaghi

Discussion - None

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

Motion to adjourn by Councilman Carnazza

Second – Councilman Binaghi

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

Respectfully submitted,

Sylvia Kokowski, Recording Secretary

cc: Mayor and Council
Brian Giblin, Esq.

Reviewed and approved:

Jean M. Donch
Borough Clerk

Date Approved: August 17,2020