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October 2022

Dear Residents,

Our thoughts and prayers go out to the residents of Florida and all the other regions devastated in the path of Hurricane Ian. We can be very thankful that this hurricane passed by us with just some rainfall.

Even though summer 2022 is behind us, hopefully, many of you are still taking the time to enjoy the great outdoors. With the price of gas these days, I am glad Old Tappan has so much to offer right here at home. Whether it is the fields and recreation facilities or our wonderful golf course, there is ample opportunity to stay close to home while enjoying some of the finest facilities available in the Northern and Pascack Valley.

Our annual Town Day festivities that started with a Movie Night at Stone Point Park on Friday, September 9th and culminated with day of fun and sunshine at Stone Point Park on Saturday, September 10th was a huge success. We thank all our volunteers and contributors that made Town Day so successful.

I am happy to announce the promotion of two of our officers, Officers Eugene Wilkins, and Charles DiMaria, were promoted to the rank of Patrol Sergeant and we were able to swear in Jacob Ramos as the newest member of our Police Department.

As the Borough continues to improve our infrastructure our road resurfacing program has finished for this year. Our DPW as usual does an outstanding job keeping our town in top shape. Leaf season is about to start and don't forget our annual shredding event scheduled on October 22nd at our DPW Russell Avenue location.

Other matters that I would like to update you on are as follows:

### **TRAFFIC ALERT...**

**OLD TAPPAN ROAD CLOSED AT RIVER VALE BORDER** - Demolition and re-construction of the bridge over the Hackensack River on Old Tappan Road at its intersection with River Vale Road, is scheduled to begin later this month causing the road to be closed close to a year. River Vale Road to the north can be accessed by using Washington Avenue north and River Vale Road to the south can be accessed by using Washington Avenue South to Westwood Avenue. Detour routes will be clearly marked. Please watch for notices of the actual closure date.

### **CONSTRUCTION UPDATES...**

**OLD TAPPAN ROAD & WASHINGTON AVENUE** - "New Concepts for Living" is a non-profit organization providing round-the-clock care for people with medical/developmental disabilities. Each of the two new homes will accommodate six residents with RN/PN staff in attendance 24/7/365. The cost of care is supported in part by Federal/State Medicare. This privately owned property was purchased by the developer in 2021. Construction, which began this year, is well under way with its residential design taking shape daily. The building and landscape plan is designed to fit in with the residential character of our community. This facility will provide much needed relief to the families of those whose loved ones are beyond their ability to provide for their care. It is anticipated that construction completion and occupancy will take place mid-2023.

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**OLD TAPPAN ROAD & HERBST ROAD** - An application to subdivide this property into two lots has been submitted to the planning board. The property presently accommodates a two-family home and a separate barn. (The two-family home designation predates the borough's code which currently disallows same.)

**184 CENTRAL AVENUE - OPPOSITE OAKES PARK** - The approved plan for a senior assisted living facility has been abandoned by its present owner. The principles are currently considering bids on the property. More information will be announced when it becomes available.

**155 CENTRAL AVENUE – "CENTRAL SQUARE"** - Framing and sheathing is taking place at this time. All units are well under way to being enclosed before winter sets in. It has been reported that all 26 units will be "for rent". Of the 26 units, 6 will be afforded to those with low & moderate income.

**ENCLAVE** - As construction continues, sales have exceeded the 50% mark. In fact, some units are already occupied. One of the affordable building's grounds has already been landscaped and is nearing the point of welcoming occupants. On the same site as the Enclave, the planned for construction of the exclusive high-end rentals has begun with foundation work under way.

The third component of the overall site comprises the commercial component fronting on Old Tappan Road. Work has not yet begun there and is planned as the third stage of construction

**BI-STATE PLAZA** - This privately owned shopping center has seen the closing of yet another store, the Chase Bank branch. This adds to the list of several tenants that have vacated the center in the past few years. We all long for a food store but nothing appears on the horizon. No information on the current status nor future plans is forthcoming from the principal owner(s).

### **FUTURE DEVELOPMENT...**

**STATEWIDE MANDATED REGULATIONS** - In the year 2025, Old Tappan like every other town in New Jersey will have to again, grapple with the regulations that were promulgated by the Council On Affordable Housing (COAH) some years ago and now administered by the Superior Courts in each county. Formulas have been created based upon a town's available vacant land which in turn establishes how many affordable units a town must provide for Low- & Moderate-income households. This was last done in 2020 and must be re-evaluated every five years. The Governing Body is joining forces with other municipalities throughout the State to try and get positive change for the forthcoming process.

Hopefully, I haven't missed anything. Please feel free to let me know how the Council and I can make your Old Tappan even better. Send me an email ([mayor@oldtappan.net](mailto:mayor@oldtappan.net)) or send in your comments through the website ([www.oldtappan.net](http://www.oldtappan.net)) to any of the Borough's many departments or boards, committees, and commissions. You are always welcome to attend our meetings and witness how your elected officials manage the affairs of the borough. If you cannot make the meeting, you can always watch the meeting video posted on our website the next day.

And as always, I want to again thank all our Borough Hall Personnel, DPW, Police, and all our volunteers on our Fire Department and First Aid Corps for their extraordinary work thus far this year.

Sincerely,

*John M. Kramer*

Mayor  
Borough of Old Tappan