

**BOROUGH OF OLD TAPPAN
MAYOR AND COUNCIL REGULAR MEETING
November 15, 2021**

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	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 – Cherie Fonorow, 256 Old Tappan Road, is seeking information in regard to the status of the potential 244 Old Tappan Road development.

Mayor Kramer explained that an application has been filed with the Planning Board but it has not yet been heard. No plans have been received yet.

Ms. Fonorow is very concerned with the development for a number of reasons - environmental, historical and traffic. It is the wrong place to have a development. Spoke about the public notice that was sent out in regard to the variances that are being sought.

Councilman Boyce explained that the Planning Board is still in a holding pattern until a real, updated application is submitted and a hearing can be scheduled.

Mr. Giblin explained to Ms. Fonorow that the Planning Board is really the proper forum to address her concerns because the Mayor and Council cannot do anything right now. They are removed from the process until it is all the way through the Planning Board.

Councilman Boyce stated that he knows Ms. Fonorow feels very strongly about the environment and the impact this development will have on the town. Once the application comes before the Planning Board then she will have an opportunity to speak on it.

Ms. Fonorow greatly appreciates anything the Mayor & Council can share in order to help her navigate these waters. It is her understanding, from personal conversations, that if the town wants to purchase this property and the owner is willing to discuss it with the town and consider this instead of selling it to a commercial property or something that will not benefit or improve the quality of the town that there is grant money available if applied for. They can only be applied for by the town. Has there been discussions about the town purchasing this property? If the town is not interested then they are going to have to find other benefactors.

Mayor Kramer answered that there have been no discussions by the Governing Body to purchase this property.

Councilman Boyce explained that the Chairman of the Environmental Commission will also be at the Planning Board meeting so he will be able to hear Ms. Fonorow's concerns as well and then relay them to the Environmental Commission.

The Borough's website and email blast system were discussed.

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

Motion to close the meeting to the public – Councilman Nalbandian

Second – Councilman Gallagher

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

STAFF APPOINTMENT

Travis Brueck - DPW Maintenance Worker

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

BOARD APPOINTMENT

Lucille Bishop - Senior Citizens Advisory Committee - 2 Year Unexpired Term Ending 12/31/22

Motion to accept the appointment – Councilman Yhu

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

CONSENT RESOLUTION

Councilman Carnazza read the Consent Resolution

Second – Councilman Binaghi

Discussion – Councilman Boyce pulled the Contract Award - Golf Course Management resolution for discussion.

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

Contract Award - Golf Course Management

Councilman Boyce explained that the Borough received 5 responses to the RFPs. They were then broken down to 2 finalists - Kemper Sports and Indigo Golf Partners. Both of these companies made in-depth, lengthy presentations to the committee. It was a unanimous decision to go with Kemper Sports. They have proven very effective and have offered us the best options for the town. They want to keep the family, town-oriented sense that is currently at the golf course. The review committee included representatives from the DPW, Golf Commission, Men’s Club,

Council Members, Borough Administrator, CFO, Borough Attorney and a town resident.

Mayor Kramer spoke to Ray Donnelly, a member of the Golf Commission and Men’s Club, who said he felt very good about their decision to go with Kemper Sports. Everyone came away with a good feeling.

Councilman Nalbandian had questions about the contract and how the Borough will fund the golf course now. Did Kemper submit a business plan showing revenues and expenses?

Mrs. Haverilla explained that a contract has not been drawn up yet. Once this resolution is adopted tonight the Borough Attorney will begin working on the contract in conjunction with Kemper Sports. She explained the management fee and what it includes. Kemper will be taking over the concession and pro shop. They will hire all of their employees but with our approval. Financially, all of the money comes to the Borough and then we fund them for their expenditures. They have buying power.

Ms. Overgaard explained how we will fund Kemper at the beginning of the year when everything starts up. An interfund will need to be established.

Councilman Carnazza explained that Kemper Sports looked at the last 3 years of our financials, expenses, salaries, benefits, and told us that for the first 3 years the Borough will make between \$50,000 - \$100,000 over and above the number that we have now in gross revenue.

Councilman Boyce read the resolution

Second – Councilman Binaghi

Discussion – None

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

COUNCIL COMMITTEE REPORTS

COUNCILMAN GALLAGHER – FINANCE/FIRE

On December 19th Santa Claus will be visiting Old Tappan on the fire trucks.

COUNCILMAN BINAGHI – POLICE/AFFORDABLE HOUSING

Read the Police Report for October. The 2 new officers that we hired have completed all of their requirements and will be sworn in on December 6th. The Chief sent an email in regard to the

accreditation program and where we are at in the process. He will forward the email to everyone.

COUNCILMAN NALBANDIAN – DPW/CONSTRUCTION

The DPW had a new employee appointed tonight who will be replacing our recent retiree. They continue to pick up leaves and are continuing with their parking lot renovations.

The Construction Office continues to be busy. There has been a lot of activity over at the former Pearson property. The property on Central Avenue has been cleared for another new development.

COUNCILMAN YHU – FIRST AID/SCHOOLS/SENIORS

Our Seniors remain very active.

The Library Board will be meeting tomorrow with 2 new members. A new resident welcome package is being worked on.

Our residents re-elected the incumbents to the local Board of Education. 2 new members were elected to the regional high school Board of Education. He is looking forward to working with all of them. NVOT will be hosting their new production November 18th - November 20th. The NVOT girls' volleyball and cross-country teams won their sectional championships. The NVOT boy's junior varsity soccer team won the Bergen County Championships. The NVOT marching band are the new Group 2A state champions.

The First Aid Corps is making progress on obtaining funding from the local and regional PTOs to purchase ballistics gear. The OTFAC President is asking for the Mayor and Council's support in regard to the League of Municipalities resolution urging the NJ Legislature to create legislation that would establish emergency medical services as essential government services. He will have discussions about this while at the League of Municipalities Conference this week.

COUNCILMAN BOYCE – GOLF/PLANNING BOARD/ENVIRONMENTAL

There is a strong environmental contingent in town who are concerned with 244 Old Tappan Road. He described the environmental characteristics of this property and what needs to be done to develop on it. He asked if the Council has any interest in buying the property before any new information comes in from the developer to go before the Planning Board. They do not know the price because there has never been an opportunity to negotiate with the developer. There are grant opportunities. He described the different paths this property could go down.

Mr. Giblin asked if anyone has spoken to the owner of the property? Do they have the right to sell it? There is probably already a contract between the owner and the developer. The developer would not leave the property open to getting sold out from under them.

COUNCILMAN CARNAZZA – RECREATION/HEALTH

He received reports from the Board of Health and we have 2 more COVID-19 cases. He will learn more at his meeting Wednesday.

Last Saturday was the Halloween Festival at Oakes Park.

December 6th will be the Christmas Tree Lighting at 6pm. Santa and Mrs. Claus will be there.

MAYOR'S COMMENTS

None

ACTION ON MINUTES

Councilman Carnazza made a motion to approve the following minutes:

- Closed Meeting, October 18, 2021
- Regular Meeting, October 18, 2021
- Closed Meeting, November 1, 2021
- Regular & Executive Meetings, November 1, 2021

Second – Councilman Binaghi

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 Regular & Executive Meetings, November 1, 2021 minutes.

OLD BUSINESS

Borough Memorials

Councilman Yhu explained that the request form for a memorial bench is very simple and asked that it be accepted tonight.

Councilman Nalbandian questioned the policy on replacement or repair of damaged benches. Suggested establishing a fund for the repair or replacement of the benches. When someone requests a bench, they will give a donation to this fund for the maintenance of it.

Mrs. Haverilla explained that right now there is nothing in place but this will now put a policy in place. The current benches we have need to be replaced which is going to be a problem because nothing is in place right now. She will talk to the DPW Superintendent and see what he thinks.

Councilman Yhu made a motion to approve the memorial bench form and guidelines

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

NEW BUSINESS

2022 Mayor & Council Meetings

The Borough Clerk explained that the Borough Hall is closed on Monday, January 3rd in observance of New Year's Day so it was suggested to have the Reorganization Meeting on Tuesday, January 4th at 7:00pm. The rest of the 2022 meetings are the same as always.

All were in favor of having the Reorganization Meeting on Tuesday, January 4th at 7:00pm and the rest of the 2022 meeting dates were approved as well.

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.

Motion to close the meeting to the public – Councilman Binaghi

Second – Councilman Gallagher

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

Motion to adjourn by Councilman Carnazza

Second – Councilman Yhu

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

Respectfully submitted,

Jean M. Donch, RMC
Borough Clerk

Reviewed & Approved: January 4, 2022